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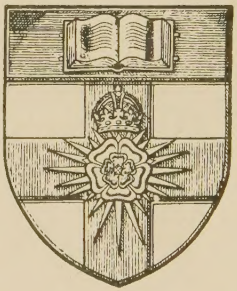

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THE

SURVEYORS' INSTITUTION

(*Incorporated by Royal Charter*),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XXXI.

SESSION 1898-99.

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The Surveyors' Institution

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET,
WESTMINSTER, S.W.

OFFICERS, 1898-99.

COUNCIL.

President.

Robert Vigers (*London*)

Vice-Presidents.

Thomas Miller Rickman (*London*)
Robert George Clutton (*London*)
John Shaw (*Derby*)
Sir John F. L. Rolleston (*Leicester*)

Members of Council.

Arthur Vernon (*High Wycombe*)
Henry Drew (*Exeter*)
Fred. Thos. Galsworthy (*London*)
Albert Buck (*Worcester*)
Herbert Thomas Steward (*London*)
Charles Bidwell (*Ely*)
Richard Horsfall (*Halifax*)
William Wright (*Wollaton, Notts*)
George Langridge (*Tunbridge Wells*)
Jacob Wilson Fair (*Wigan*)
Thos. Taylor Wainwright (*Liverpool*)
Howard Martin (*London*)
James Stewart Kincaid (*Dublin*)
Alexander Rose Stenning (*London*)
Alfred Savill (*London*)
Strutt, Hon. Ed. Gerald (*Chelmsford*)

Professional Associates of Council.

Edward Smyth (*London*)
Joseph Henry Sabin (*London*)

Associates of Council.

Sir Richard Everard Webster, G.C.M.G., Q.C., M.P.
Sir John Wolfe Barry, K.C.B.

Past-Presidents.

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1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 Daniel Watney
1897 *Christopher Oakley*

(The names of those deceased are printed in italics.)

Honorary Secretary.

John Wornham Penfold

Secretary.

Julian C. Rogers

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Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined; and must have passed the Examination declared in the Rules of Examination to appertain to the class of Fellows, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A Professional Associate must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

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Students (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articled; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a

personal knowledge of the candidate; or by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription. £ s. d.	Admission Fee. £ s. d.
Student . . .	1 1 0	—
Associate . . .	2 2 0	3 3 0
Professional Associate	2 2 0	3 3 0
Fellow . . .	3 3 0	5 5 0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

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The Institution was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of 3,000.

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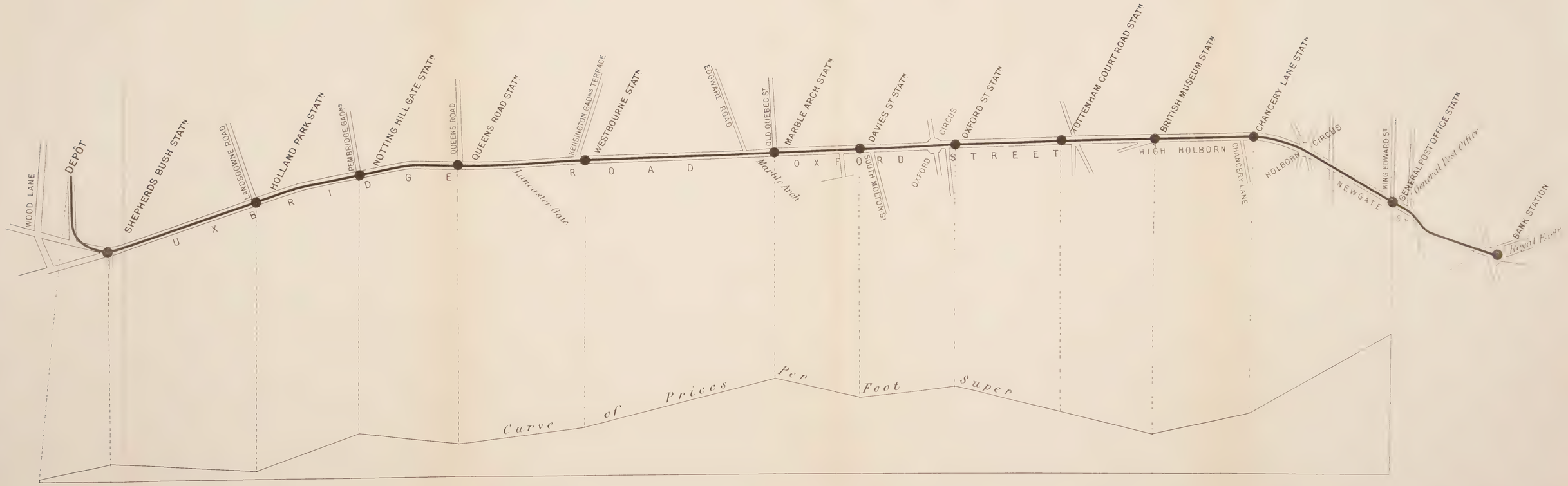
to face page 1

THE CENTRAL LONDON RAILWAY

Diagram to illustrate the remarks of the President (Mr Robert Vigers) with reference to the relative cost of acquiring freeholds for the purposes of the Stations of the Central London Railway.



Scale of Diagram 3 Inches to 1 Mile

C.F. NEILL & SON, LITHO, 8, FURNIVAL ST HOLBORN, E.C.

Paper 240.}
No. 389.}

Sir J. W. Barry

THE OPENING ADDRESS

BY

ROBERT VIGERS, President,

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

November 14th, 1898.

Gentlemen,

The position of President of this important Institution, to which I have been called by your kindness, is one of which any surveyor may well be proud, and I hope that I may prove myself not unworthy of the trust reposed in me.

The immediate duty before me, and not the least difficult of those I shall be called upon to discharge, is the delivery of an Opening Address. It was cynically alleged against a parliamentary orator that what was new in his speech was not true, and what was true was not new. I trust it may not be my fate to hover in this unfortunate way between the trite and the unveracious, but I must warn you that the field which I am called upon to traverse has for the most part been rather fully explored by my predecessors. I will endeavour, at any rate, to be accurate, even if I fail to be interesting.

It was the wise policy of those who founded this

Institution to establish it on the broadest possible basis so as to make it representative of every branch of our many-sided calling. How varied is the professional field which we cover is shown by even a cursory examination of our list of members, which now, I am proud to say, comprises nearly 3,000 names. It is easy to appreciate, though not perhaps very easy to define, the common bonds which unite us in the ties of membership, and I have come to the conclusion that there is no better definition conceivable than that contained in our by-laws, viz.; "The art of determining the value "of all descriptions of landed and house property, and "of the various interests therein; the practice of "managing and developing estates, the science of "measuring and delineating the physical features of "the earth, and of measuring and estimating artificer's "work," unless I may add "the art of obtaining fees "adequate to the remuneration of services so rendered."

I need hardly point out that the Council of the Institution, under our very democratic constitution, represents as nearly as possible the constituent elements of the membership. Similarly, your Presidents vary more or less in type from year to year. This is as it should be, and I hold that it will be an evil day for the Institution when its "many-sidedness" ceases to be reflected in the persons of its successive Presidents. I suppose that, as a matter of fact, I personally represent almost the smallest section of the membership—those who practise as surveyors only. You will not therefore be surprised if, under these circumstances, I confine my observations generally to matters connected with this great metropolis, which presents such an immense and unique field for professional activity.

To begin with, the material growth of London

during the fifty years covered by my personal experience almost transcends belief. A comparison of a map of London in the forties with a map of our present London will show how rapid and complete has been the absorption of the open spaces which separated it at the earlier period from the surrounding hamlets and villages—spaces which have been taken possession of in the interval by the extra two millions of persons for whom house accommodation has had to be provided.

Take by way of example the parish of Kensington. The population of the parish was in 1856 54,000 persons, in 1896 it had risen to 170,000 persons—in other words it had more than tripled. In 1856 the inhabited houses numbered 6,300, in 1896 22,580, or $3\frac{1}{2}$ times as many as 40 years previously. The roads under the control of the vestry measured 27 miles at the earlier date; in 1896 they measured 85 miles. The rateable value was £287,655 in 1856, and had risen to £2,200,000 in 1896. This amazing growth can no doubt be matched in other districts, but it may serve as a measure of the problem which awaits some of us (and certainly our successors) how to conserve the health and provide for the housing of a population expanding at this astonishing rate.

I have given some statistics of the growth of a single London parish during the last forty years. Let me now take the wider area of what is known as the administrative county of London, which, subject to a slight correction, is co-extensive with the old Metropolitan Board of Works district as defined by the Act 18 and 19 Victoria, cap. 120. The several areas on which the census for the years 1851, 1861, 1871, 1881, and 1891 were respectively based are difficult to reconcile, and I am indebted to the courtesy of the Registrar-General

for a reduction of these areas to uniformity for the purposes of the following analysis.

The population of the area now known as the administrative county of London, comprising 75,422 acres, was—

In 1851 . .	2,363,274
1861 . .	2,808,862
1871 . .	3,266,987
1881 . .	3,834,194
1891 . .	4,232,118

Or, putting it another way, about 56 persons to the acre.

In the decade 1851-61 the population increased by 445,588 persons, or 18·85 per cent.; in the decade 1861-71 by 458,125 persons, or 16·31 per cent.; in the decade 1871-81 by 567,207 persons, or 17·36 per cent.; and in the decade 1881-91 by 397,924 persons, or 10·37 per cent.

The number of inhabited houses was—

In 1851 . .	306,064
1861 . .	360,065
1871 . .	419,642
1881 . .	488,885
1891 . .	548,315

But I should explain that an inhabited house is for census purposes a house or tenement in which one or more persons slept on the night of enumeration.

I will not labour the point by setting out the figures in detail, but it is a fact worth observing that while the ratio of the growth of the population showed in the first three decennial periods a tendency to exceed the ratio of increase in the number of houses in the last census decade, the growth of house accommodation exceeded the growth of population by about 2 per cent., and I

think I am entitled to argue from this that the work done during the last twenty years in the demolition of overcrowded slum neighbourhoods is beginning to bear fruit and to reveal itself in our statistics. The number of persons per house has fallen 0·30 per cent. in the last two decennial periods (the figure is now about 7·64 persons per house compared with 7·94 in 1871), and my point is, that not only has the number per house fallen appreciably in the last twenty years (despite an increase of nearly two millions in the population), but in an enormous number of cases the 7·64 persons per house are now living in far larger and healthier dwellings than the 7·94 persons per house of twenty years ago, and that, with improved dwellings, 7·64 persons per house is not by any means excessive.

I am not very conversant with the work done under the Housing of the Working Classes Acts, but it is stated that the value of sites for rehousing on the route of the Strand to Holborn Improvement would involve a loss to the County Council of £260 per person provided for, or for a family of seven persons an unremunerative expenditure of £1,820 for land only, if reinstated close to their former dwellings. This is in startling contrast to the experience of the Peabody Trustees; but then the philanthropy of the Trustees is not of so exalted an order as to induce them to select sites in expensive situations for the mere purpose of saving the persons to be benefited a quarter of an hour's journey to their work. There is the less necessity for this plan of rebuilding on the old sites, seeing the facilities in the way of cheap workmen's trains for rehousing the dispossessed persons in the far healthier atmosphere of the suburbs. Indeed this system of workmen's trains is in some danger of abuse and of becoming a check to enter-

prise. There can be no doubt that the conditions in this respect imposed on the new railway beneath Oxford Street are oppressive in the highest degree, whatever may be their justification from the point of view of modern sociology.

It will perhaps be remembered that Mr. Peabody's superb gift to the poor of London amounted in the aggregate to £500,000, to which had been added up to the end of last year over £720,000 in respect of rent and interest, bringing up the total fund to £1,220,446 on the 31st of December, 1897. It will thus be seen that the trustees in their management of the fund have had due regard to the wishes of the donor that it should minister to the wants of "future generations of the "London poor" by making it reproductive, while at the same time rendering it a model for all future efforts to relieve the congestion of the poorer districts of this crowded city.

I find that the capital expended on land and buildings to the end of the year 1897 was £1,250,390 10*s.* 8*d.*; that the artizan and labouring poor of London had been provided with 11,367 rooms, besides bath-rooms, laundries, and lavatories, and that these rooms were comprised in 5,121 separate dwellings, of which 86 were of 4 rooms, 1,781 of 3 rooms, 2,426 of 2 rooms, and 828 of 1 room.

The average weekly earnings of the head of each family was £1 3*s.* 2½*d.*, while the average rent of each dwelling was 4*s.* 9½*d.* a week, and of each room 2*s.* 2*d.* a week. The total number of persons in residence in December last was 19,741, giving a mean density of 725 per acre. I have already shown that the average density of the population of London is about 56 per acre, and it is therefore a significant circumstance that, notwithstanding that the number of persons in the Peabody

Buildings represents a mean density nearly 13 times as great as that of London as a whole, the death rate was 2·8 per thousand below the average of London, while the infant mortality (the most telling factor in the death rate) was actually 21·9 below that of London as a whole.

To show the class of persons for whom accommodation has been provided, I may set out the occupations principally represented.

Carmen	283
Charwomen	372
Labourers	673
Letter Carriers	104
Needlewomen	267
Packers	136
Police Constables	186
Porters	513
Printers	129
Warehouse Labourers	194

It will, I think, be agreed that no better example could be found of a charity administered in such a manner as to be entirely free from the familiar reproach of pauperising the beneficiaries, or of one in which the expenses of management bears such a small proportion to the total income as $2\frac{1}{2}$ per cent.

But the serious problem still confronts us how to provide a population increasing at the rate of about half a million in ten years with those means of internal communication necessary for the free movement of the vast traffic traversing the restricted area comprising the principal centres of business activity.

Speaking broadly, it may be said that the bulk of

the heavy commercial traffic of London (taking the area lying between Westminster and the Tower) is between north and south—that is between the termini of the great railways on each side of the river, the Port of London, and the warehouses and manufactories of Southwark and Bermondsey.

The opening up of new routes for vehicular traffic has done a good deal to relieve the pressure, and the effect was strikingly displayed in the case of the Tower Bridge. Most of us have had bitter experience of former blocks on London Bridge. I have not the latest figures before me, but I find from the report of the City Engineer that within a year of the opening of the Tower Bridge, London Bridge had been relieved of about 5,200 vehicles per day, Eastcheap of 2,200, and Fenchurch Street of about 3,000, whereas the traffic in the streets to which it was deflected by the new bridge was increased in the following ratios: the Minories by 2,200 vehicles daily, Liverpool Street by 900, Houndsditch by 700, and Bishopsgate Street by 600.

The lighter traffic and the ebb and flow of the pedestrian tide is, on the other hand, mainly from east to west. Everyone must have been struck with the crowded condition of the footways along the main thoroughfares during the greater part of the day. A man who wishes to make his way rapidly between such points as Liverpool Street and St. Paul's, Moorgate Street and the Mansion House, or the bottom of Fleet Street and Charing Cross, finds his progress checked and at times absolutely arrested by the double stream of people on the narrow pavements he has to traverse, where the pace is set by the slowest walkers, who are frequently mere loiterers or sightseers. It must have occurred to him to wonder what the state of things will

be in this respect in twenty or thirty years' time. Yet practically no attempt has been made to mitigate this great and growing inconvenience.

There is no lack of schemes for widening the roadways, but, so far as I am aware, the equally serious consideration of facilitating the progress of the pedestrians by the provision of wider pavements has, except in a few instances, not been deemed worthy of attention. It is not sufficient to widen a street like the Strand from 53 to 80 feet, as indicated by the setting back at the corner of Wellington Street, unless the footways are also doubled in width, nor does it meet the case to provide parallel thoroughfares, for people will not quit the direct track from point to point, whatever the inconvenience may be of attempting to traverse it.

The system of tube railways, now in its infancy, will probably absorb in time some of the foot traffic of the main thoroughfares, and may even result in a temporary diminution in the number of omnibuses, but the limits of the carrying capacity of these railways must soon be reached, and the provision of wider roads and pavements and new arteries for wheeled traffic will become imperative.

One of my predecessors in this chair, the late Mr. C. J. Shoppee, put forward an ingenious suggestion for carrying the heavy north and south traffic *under* the Strand. This suggestion met with less attention than it deserved, and I should not be surprised if some enterprising engineer some day re-discovered the idea.

No doubt there have been vast improvements in the means of external communication within the last few years. Without these increased facilities the more remote districts would have been inaccessible to those whose daily business lies in the great commercial centres,

but these rather tend to increase than to diminish the congestion of the centres by throwing a vast population into them within a limited period of the day.

I am of opinion that the time is not far distant when the people of London will be called upon to incur an enormous expenditure in further widening streets like Oxford Street, Holborn, the Strand, Fleet Street, and Ludgate Hill, originally laid out for a population one-tenth the present size; for what has hitherto been done in this direction is a mere tinkering with the problem of free locomotion.

The remarkable growth in the value of City property in the latter half of the present century is a matter of common knowledge to us all, and it is difficult to see when the limit of expansion in this direction will be reached. One of the contributory causes, the constantly expanding day population of the City, is easily recognised. This day population was—

In 1866 . . .	170,133
„ 1881 . . .	261,061
„ 1891 . . .	301,384

In other words, accommodation had during these 25 years to be provided for an additional day population of 131,251 on the limited area comprised within the City boundaries.

But there has also been another, though a less obvious, cause operating in the same direction—I refer to the absorption (continually in progress) of building land for the purposes of public undertakings, street widenings, and other improvements of the kind, all of which tend towards reducing the available area of building land. By way of illustration, I may cite the case of the land dealings in connection with the extension of the Chatham and Dover Railway from Penge

to the City, the effects of which in the exaltation of values on the line of route were very remarkable. No doubt some portion of this enhancement was due to the erection of the important station at Ludgate Hill which formed part of the undertaking, but the withdrawal of such a large area of building land from the market was, in my opinion, a still more important factor in the elevation of prices.

The estimate for the land to be acquired for the purposes of the extension was £2,570,708, while the total outlay, including the land which became "surplus," amounted to £2,664,818. The old materials produced £35,698, leaving the cost of the land up to this point £2,629,120. The surplus land was gradually sold (between 1857 and 1870 inclusive) for more than £1,100,000, and this satisfactory result to the railway company was chiefly due to the increase in the price of City property in the 13 years.

In purchasing the land for the railway it became necessary to buy up the whole of the east frontage of New Bridge Street, and in numerous instances after the Company had taken the back part of this property, which was all they required for their works, the remaining land fetched more than the original cost, including the area appropriated for the purposes of the railway.

In 1862 the railway company bought the whole site of the old Fleet Prison, acquiring sufficient land to build a viaduct throught the centre of this property, while the result of the surplus land sales left a balance in the company's favour.

As surveyors, you are aware that in compensation cases the full times' price is always paid, so that the extraordinary results of this land dealing can only, in my opinion, be ascribed to the two causes I have men-

tioned—the advent of the railway as such, and (perhaps in a still greater degree) the withdrawal of so large a building area from the land market.

Before I leave the subject of City property I will give some figures bearing on the question of prices in connection with a purchase in Lombard Street in which I was concerned. The land in question comprised 1,080 superficial feet. It was originally purchased by the grandfather of the vendors for £1,500, or £1 7*s.* 9*d.* per foot super., and was sold to my clients for £73,000, or £71 11*s.* per foot, which, at 4 per cent., would represent a rental of £2,920 a year.

This is in remarkable contrast to the value of land in the same neighbourhood which our Past-President Mr. I'Anson mentioned in his Paper read before the Institution nearly 28 years ago, as having been sold for something like £40 per foot, which he then regarded as an altogether exceptional price.

I have spoken of the influence on prices in the City of London, of the abstraction of land from the available building area for the purposes of public improvement, but this influence is also at work, though in a less noticeable degree, in the much larger area formerly under the Metropolitan Board of Works, and now under the control of their successors, the London County Council.

I am indebted to Mr. Percy J. Edwards for some instructive figures taken from a valuable report prepared by him (copies of which can, I understand, be obtained from Messrs. King, of Bridge Street, Westminster); this return comprises a list of 30 new streets and street widenings effected between 1857 and 1885 inclusive, with their gross and net cost and the approximate area of building land absorbed in their execution.

The following table gives the result in a condensed form :—

Year.	Situation of Improvement.	Approximate Area of Building Land absorbed.
		Feet super.
1857	Southwark Street, Southwark	213,290
1863	Queen Victoria Street, City	165,510
1865	Commercial Road, Whitechapel	69,550
1865	Middle Row, Holborn	6,600
1872	High Street, Shoreditch	21,930
1872	Bethnal Green Road, N.E.	75,740
1872	Great Eastern Street, Shoreditch	71,170
1872	Clerkenwell Rd. and Theobalds Rd., *i.e.* Old Street to Oxford Street	129,850
1872	Harrow Road, Edgware Road	17,208
1873	Northumberland Avenue Charing Cross	84,000
1877	Shaftesbury Avenue, W.C.	107,937
1877	Charing Cross Road, W.C.	100,700
1877	Coventry Street, W.C.	41,850
1877	Gray's Inn Road, W.C.	49,845
1887	Elm Street, Gray's Inn Road	
1877	Tooley Street (between Dockhead and Bermondsey Street)	76,850
1877	Marshalsea Road, Southwark	34,390
1882	Tooley Street (Bermondsey Street to Dean Street)	6,328
1883	Upper Street, Islington	27,665
1883	Green Street, Bethnal Green	14,300
1883	Little York Street, Bethnal Green	600
1883	Star Corner, Bermondsey	20,270
1883	Walworth Road, S.E.	5,772
1883	South Lambeth Road, S.E.	23,100
1868	Stingo Lane, Marylebone	11,600
1876	Sun Street to Worship Street (Appold Street), Finsbury	28,975
1884	Cotton Street, Poplar	11,980
1875	Streets near Savoy, W.C. : (1) Street from Embankment to Carting Lane (2) Street from Little Savoy Hill to junction of above street near Embankment (3) Savoy Street Widening.	26,290
1882	Eastcheap, &c.	56,600
1885	Rosebery Avenue, Clerkenwell	106,750
		1,606,650

It will thus be seen that the area of building land lost to the market was 1,606,650 feet super. or nearly 37 acres.

It may not be uninteresting here to set down a few figures relating to dealings with property in connection with the new Central London Railway.

I have referred above to the system of tube railways, several of which are now in course of construction. I have been concerned professionally with the land purchases for these new lines, and, were I free to do so, I should have been glad to avail myself of this opportunity of placing on record in our *Transactions* some instructive figures in this connection.

I have, however, prepared a diagram and a curve of the relative prices given for the freeholds for station purposes along the whole course of the line of the new Central London Railway, from Shepherd's Bush Green to the General Post Office, a distance of about six miles.* I may add that the whole of the terminal station at the Mansion House is beneath the street, and the compensation which the railway company have had to pay in respect of that station is limited to the acquisition of land for the public subways and the connecting stairs at the corners of the contiguous thoroughfares.

A few words will not be considered out of place on the perennial subject of sewage disposal. Some of us are old enough to remember Papers read before this Institution thirty years ago to prove, not only that a way had been found of ridding our towns of what had even then become an intolerable nuisance, but promising fortunes to those who had the sense to utilise this good gift of nature on the land. We were all thrilled with tales about ten tons of rye grass to the acre, and of crops stimulated to the almost visible growth of an eighth of

* This diagram faces page 1.

an inch per hour. We were reproached with our folly in depending for manure on the legacy left to us by the "provident penguins" of bygone centuries, and were assured that each man's excreta, properly applied, was sufficient to grow crops for his maintenance. Alas for human enthusiasm! This noble dream of a self-supporting community faded in the light of realities. There was no money in it beyond that which was put there. Nitrogen tables were forthcoming to any amount, but no balance sheets, and in a few years all that could be definitely predicated was this, that, under favourable conditions, a dry weather flow of sewage could be dealt with, on a sufficient area of land, in a suitable situation, and that such heavy crops of rye grass could be grown that there was no market for them. So we were not much the wiser for all that had been said and done in the matter.

Gradually it came to be recognised that sewage, so far from being of commercial value, was a nuisance to be got rid of in the least expensive way, but at any rate got rid of. This more reasonable gospel now meets with general acceptance, and processes innumerable have been devised for dealing with crude sewage in such a way as to secure an effluent sufficiently innocuous for discharge into rivers and watercourses without danger to the public health. It must be admitted that local authorities have been placed in a cruel predicament between the demands of legislation, the resulting pressure of public departments, the necessity of getting rid of their sewage, and the immaturity of the methods for so doing. The solution seemed at first to be exclusively in the hands of the surveyor and the agriculturist. Later on the engineer became enlisted, then the chemist; and now the bacteriologist, assisted by a few

bricklayers, appears intent on making the question his exclusive monopoly. For the moment, it is that much-maligned creature the micro-organism that holds the field, and it is with its benignant aid that a way is to be found out of all our troubles. The Annual Report (1898) of the London County Council affords a measure of the immensity of the task of dealing with the sewage of a great city. The crude sewage treated at the two outfalls in the course of twelve months amounted to 77,103,364,000 gallons. The chemical precipitating agents employed were 15,500 tons of lime and 3,914 tons of proto-sulphate of iron, while the sludge produced weighed 2,136,683 tons. The disposal of this latter required the services of six sludge vessels (with a carrying capacity of 1,000 tons each), which made an aggregate of 2,124 passages for the purpose of depositing it at Barrow Deeps, some 15 miles beyond the Nore, at a cost for maintenance of nearly £30,000 per annum.

There is no attempt here, so far as I can gather, at anything more than the removal of the solid matter, and vast as is the expense involved, it is small in comparison with the cost that would be incurred in endeavouring to obtain the innocuous effluent so necessary where the outfall is situated on a non-tidal river. However, the subject is too great for treatment in any detail in this address, and I will therefore confine myself to a brief reference to two modern methods of sewage treatment that are for the moment attracting some attention.

First I may refer, as the more hopeful of the two, to the ingenious system invented by Mr. Cameron, the city surveyor of Exeter, which has recently formed the subject of a Local Government Board inquiry.

Mr. Cameron maintains that all other systems show but poor results, that they all bear a strong family

likeness, and have been adopted as mere makeshifts; that they all aim at merely clarifying the sewage by chemical means previously to turning the effluent on the land or passing it through an artificial filter; that this effluent is frequently found to undergo subsequent fermentation, and that the nuisance which results is often greater than if the crude sewage were put at once upon the land without previously undergoing these costly processes. He argues that the soluble organic matter passes away in the effluent, while the more solid matter still remains to be dealt with in the highly inconvenient form of unmarketable sludge, which has very little, if any, manurial value.

He is under the impression (a very reasonable one) that the production of sewage has been going on in these islands from prehistoric times, and he naïvely remarks that, notwithstanding this fact, no difficulty has ever arisen as to its disposal until artificial means were resorted to for getting rid of it in some other than the time-honoured manner of turning it into the nearest stream, to be dealt with by natural oxidation—a somewhat odd reflection for a sanitary reformer. He does not of course advocate a return to so unscientific a system, but he contends that crude sewage, *minus* manufacturing refuse, is, when poured into the rivers, in most cases completely destroyed in a few hours; that this is done by a purely natural process, and that the true key to the problem is to imitate these natural processes with such facilitating means as science may afford. It is at this point that the bacteriologist appears upon the scene, with battalions of friendly microbes, doing their work of chemical metamorphosis under conditions favourable to their development and beneficent activity. His plan is simplicity itself. He passes the crude sewage into what

he calls septic tanks, from which light and air (those foes of the microbe) are as much as possible excluded. He claims that on entering the still waters of the tanks the solid matters are disengaged, the heavier falling to the bottom, and the lighter rising to the surface; that the organisms present in the sewage under these circumstances increase enormously, and rapidly attack all the organic matters, converting them into simple compounds in a descending scale of complexity, and that the ultimate remaining products are merely ammonia, carbonic acid, and other gases, with an almost inappreciable residuum of black earthy matter representing the burnt-out ash of the solids of the sewage. The principal points on which Mr. Cameron insists are that no refactory residuum remains in the shape of sludge, and that the effluent as it leaves the tanks is clear and inoffensive and (most important of all) free from all liability to subsequent fermentation and decomposition. If this be so—and scientific evidence is forthcoming in support of the claim—it represents a very distinct advance, and the days of the claimant with a sentimental grievance over the propinquity of a sewage farm should be numbered.

As a matter of fact, Mr. Cameron's so-called septic tank is a species of glorified cesspool, with this difference, that in a cesspool the septic changes constantly going on are uncontrolled and liable at any moment to invade the houses with which it is connected, whereas in the case of the septic tank all deleterious gases are cut off from the drains and can be conducted away and dealt with without danger to human health.

It is as well, however, not to be too sanguine, or to forget that old fallacies under fresh names are apt sometimes to be hailed as new truths.

Just a few words about another system. I will be

very brief, as it has already been described in our *Transactions.* I refer to what is called the "Electro-" zone Sterilizing Process" carried on at Maidenhead. The liquid called electrozone is described by our member Mr. Henry Robinson as produced by the electrolytic decomposition of sea water, resulting in the evolution of chlorine. One-fifth of a grain of chlorine per gallon of effluent is found, it is said, to be quite sufficient for the purposes of complete sterilization. I do not gather that the system is primarily intended for the treatment of crude sewage, which, it appears, is best dealt with by bacteric action, but as a means of absolutely sterilizing the effluent for a time long enough for the processes of natural oxidation in the streams and rivers to check any tendency in it to generate morbific organisms.

This also sounds promising, but the system has yet to stand the test of time and those varying conditions which are so liable to upset the most confident predictions.

On the day of the Annual Meeting I took occasion to offer to the younger members of the Institution a few words of advice, which I trust and believe were taken in the kindly spirit in which they were conceived. In every profession there is a small minority of persons who are in such haste to get business and extend their professional connection, that they are not over fastidious as to the means they employ for achieving the end in view. Some of these persons (such is their eagerness) openly advertise and tout for the business which does not come to them as the natural reward of skill and knowledge, while some, even less to be admired, strive in various specious ways to discover and appropriate the connection of others.

Now, it is the first duty of the members of an

honourable profession to do everything in their power to discourage and defeat these practices. Offences of the kind are generally (not always) committed by young men who, as often as not, err through ignorance. To these I would say that a stable business is rarely, if ever, built on such foundations, and even in the few exceptional cases where this occurs the result is achieved at an immense sacrifice of reputation and of that self-respect which goes so far to brace and encourage a man in the troubles and vicissitudes of life. I am thankful to say that a case very rarely arises of a character so flagrant as to call for direct animadversion, but I, for one, should rejoice if our profession were entirely free from reproach in this particular.

While dealing with the ethics of practice I should like to say a few words with reference to the subject of expert evidence on oath, for I have lately observed some very foolish and unjust things which have been said by half-instructed persons, with reference to the divergences between valuations put forward in connection with compensation cases. I am free to admit that there is an occasional extravagance of the kind in one direction or another, though as a matter of fact it frequently happens that the difference between the extreme valuations on the same side is just as great as between the extreme valuations on the two sides.

I will not, however, admit for a moment that the surveyor is one whit less scrupulous in the opinions he expresses than the members of other professions liable to be called upon to give evidence on matters of opinion, and, consequently, open to amateur criticism.

I suppose that every man has what astronomers call his "personal equation"—his unconsious bias in a particular direction. Next, it must be remembered that

the art of valuing is not an exact science, and can never be made so. It rests not only on fact but on opinion also, and, what is more, on opinion founded to a large extent upon varying personal experience and an estimate of probabilities and contingencies which may or may not arise, but which, if they do arise, largely influence the result.

Were the elements on which a valuation is based demonstrable with mathematical accuracy, the whole affair would be one of tables, and the services of the expert witness would be totally unnecessary. So long, however, as the value of property remains a matter of opinion and speculation, divergences must arise. Take, for instance, the case of a parcel of land, in the neighbourhood of a large town, required for the purposes of a new railway. The witness for the claimant is not perhaps able to prove to demonstration that the piece of land has a latent building value in consequence of its contiguity to the town, for there may be no signs at present of development in the town itself, or at all events in that part of the town where the property is situated; but his experience teaches him that the movement of values depends upon a variety of circumstances —say the establishment of a new industry, the revival of an old one, schemes for improved communications, the side from which those communications approach the town, and many other things which cannot be foreseen, but which may, and often do, arise.

Ought the surveyor under such circumstances to endeavour to secure for his client some consideration in respect of the increased value which might have accrued had he retained his property, and the chances of which (I do not put it higher) are, as it were, intercepted by the purchasing company?

On the other hand, ought the surveyor acting for the purchasing company to refuse to recognise the principle of paying the vendor ready money in respect of a future enhancement of value, because there is no present certainty of it?

These two questions go to the kernel of the whole matter, for it is asked: How can it be justifiable for one set of men to claim, and another set of men (presumably equally well informed) to disclaim, the existence of an element which may so profoundly affect the amount of the valuations as between the parties?

The answer is, that the surveyor for the claimant is bound (in view of potential changes affecting the value of property, always liable to occur in a densely peopled country) to see that no contingent element of value is overlooked, however remote it may be; while the surveyor for the purchaser is equally bound to secure his client, if possible, against paying ready money in respect of any future element of value which is not certain to accrue sooner or later.

What is it then that these animadversions rest on? Before this question can be answered, it is necessary to consider what is the position of the surveyor as a witness on oath. He has sworn to tell "the truth, the whole truth, and nothing but the truth." Now as this adjuration is much too precise and comprehensive for application to matters into which purely speculative opinion must, from the nature of things, largely enter, it follows that what in effect the witness swears is, not that all he has to say is fact, but that what he has to say is his honest opinion.

Is it not therefore evident that the gentlemen who indulge in these easy criticisms are suffering from some confusion of mind, being, apparently, under the impres-

sion that, because the witnesses on both sides are on their oath, their valuations should practically agree; whereas, as I think I have shown, it is not likely in the nature of things that they would even approximately agree in some cases, having regard to the different standpoints from which the respective parties approach the matter at issue. An opinion is one thing and a fact another thing altogether. The question therefore cannot but suggest itself whether the examination of expert witnesses on oath is not a mistaken endeavour to apply to the region of opinion a procedure imported from the Courts of Law, and appertaining, in principle, to the region of pure fact. May it not be contended with some show of reason that the position in which the surveyor should really be placed is that of a technical advocate for his side, a species of assessor to counsel, and that it should be left to a sworn umpire to settle, after hearing the witnesses on both sides, the degree to which the more speculative elements in the valuations should be allowed to prevail.

I have now nearly come to the conclusion of what has been a pleasant if a somewhat difficult task, and it only remains to add a few words with reference to the Institution itself.

The retrospect of the last 30 years should inspire us with a pardonable pride. No Institution with which I am acquainted has ever achieved such a remarkable success in so brief a period of time, and, so far as it can be ascribed to any one circumstance, I think this has been due to the habits of caution, so characteristic of surveyors, which have governed our procedure. It has been the policy of your Council, while availing themselves of every real opportunity of advancing the interests of the profession, to avoid that fussiness which

some persons consider the first duty of a Professional Society.

We have not sought to harry Public Departments on small pretexts or on none at all, and, as a consequence, when we have approached them on questions of moment we have received attention and consideration at their hands, and have been able to usefully influence in this way the course of legislation and the tendency of Departmental procedure.

In the result, the Society is stronger to-day than at any period of its history, and whether regard be had to numbers, to financial position, to internal organisation, to the freedon of its constitution, or to the beautiful new home which it has provided for itself, and which will be completed early next year, it may challenge comparison with any other professional body in the kingdom. But the future is with the rising generation, not with that which is passing from the scene. You younger men cannot say that you are not entering into a goodly heritage, and it rests with you to decide whether you will dissipate and destroy it by indifference or even by mistaken activity, or whether you will hand it on unimpaired, and even extended, to your successors.

Mr. Howard Martin (Fellow) said the privilege had been conferred on him of proposing a very cordial vote of thanks to the President for the able and interesting Address with which he had opened the Session.

It was full of valuable information, and all the more valuable because it embodied the conclusions drawn from a long experience in one of the most varied of all professions. It was not usual to discuss the matters

dealt with in the President's Address, otherwise he thought it possible that some enthusiastic sewage irrigation farmer might join issue with him on some of his utterances on that subject, but even those who differed from him on this particular point would, he was sure, heartily appreciate the very lucid and humorous way (if he might use so light a word) in which he had compared the various competing systems of sewage disposal.

The Address contained many practical suggestions as to street improvement, especially with regard to the difficulty of dealing with foot traffic; possibly an alteration in the nature of vehicles, viz. the use of motor cars, which he (Mr. Martin) was old-fashioned enough to detest with all his heart, might decrease the crowding of vehicles by the economy of space which they effected.

He had great pleasure in hearing the President predict (and all his predictions must have weight) that street improvements of great importance must hereafter be made which could not fail to bring a large amount of business to the surveyor's honourable profession, and hoped the President would still be found leading on one side or the other of the compensation cases arising when that time came.

He thought all members would heartly concur in the remarks in the Address which dealt with the growing tendency among some members of the profession to tout for other people's business. He fully sympathised with the efforts of any young man to make a living. It was very hard to do, and he remembered the time when his own great object was to get any business at all, and therefore he felt very tenderly towards young men placed in the same position. But he would venture to say that if some of the members—he

did not say members of the Institution, but members of the profession—would devote as much energy to getting business for themselves as they did to getting shares of the commissions arising out of the business of other people they would probably gain quite as much money in the year, and gain it with an easier conscience.

It was very gratifying to find that the growth of The Institution from a few score of members some 30 years ago to nearly 3,000 at the present time had been in a greater ratio than even those extraordinary instances of increase of population in the districts of which the President had given such interesting statistics, and he thought the members might look forward with confidence to this rate of increase continuing during the year of office of a President whose high standing, unrivalled experience, and justly respected and beloved character fitted him so well to be the official head of the profession.

He would ask the Meeting therefore, with the utmost confidence, to join him in a very cordial and hearty vote of thanks to the President for this his first public act of office.

Mr. G. M. Freeman, Q.C. (Associate), said he felt very especial pleasure in having the opportunity of seconding the vote of thanks, not merely because he had listened to a most enjoyable and interesting Address, but also because it had been read by one with whom for many years he had had the pleasure of being associated, and whose character he had every reason to admire and respect during those years of intimacy. He would take that opportunity of expressing this feeling on behalf of the Bar who had practised so often before him.

Turning to the Address itself, he must confess that there was always prevalent in his mind a feeling of admiration for a surveyor, as a surveyor, for he seemed to him to be a person who knew everything.

There were one or two observations which struck him forcibly. He was thoroughly interested to hear from a gentleman of such large experience a definition of that thorny subject, expert evidence, and entirely agreed that the comments upon it were often made by people who did not understand the matter. He was delighted to hear that there would never come a time when the valuations of surveyors on both sides would approximate, which was good news for the Bar.

He agreed with what the President said as to the importance that had lately been attributed to all sanitary questions, with which surveyors were so much connected. Railway work had fallen off very considerably, but Bill after Bill was brought forward with suggestions for buying up gas companies, improving insanitary areas, and for applying sewage systems and other similar purposes, and he supposed that these questions would occupy the time of Private Bill Committees until every town in England was put into a proper sanitary condition, which he hoped would be some time hence.

Then the President referred to the various works which had been carried out for doing away with those pestilential areas which so long polluted not only London but other large towns. There seemed to him to be a point worthy of a little consideration in connection with that subject. Rookeries were bad not merely by reason of their insanitary condition, but because of the people in them, and he thought it

frequently happened in turning the people out and providing new buildings that the same class were not reinstated, but a better class than those for whom the new buildings were intended. It was a difficult point, but he thought it deserved careful consideration in dealing with schemes of re-housing.

There was one other matter to which the President referred, on which he (Mr. Freeman) felt strongly. Much was said in the papers and by parliamentary speakers on the question of giving the poor man cheap and easy transit to and from his work. It was a nice idea and one easy to talk about, but the result in the case of most schemes in this direction had been, as Mr. Vigers had pointed out, the insertion of clauses which he thought were so unjust that they should never have been inserted in any Bill.

With regard to the question of the cost of improvements, he feared it was not possible to carry out such schemes so as to make them pay. He remembered that some years ago it was shown that the only improvement carried out by the Metropolitan Board of Works which was made to pay was that of Northumberland Avenue, where there was practically but one property purchased from one owner, and where, consequently, there was not so much compensation to pay as if a number of interests had been involved. It was difficult to say how, paying, as must generally be done, for dead loss of business, any scheme of improvement could be made financially profitable. His view might not, perhaps, commend itself to the profession of which the President was the head, but he ventured to think that some more workable system of "betterment" than any that had yet been proposed would be found to remedy the existing

difficulty. It was far too deep a subject to say more than a passing word upon, but he hoped and believed that some such solution would be found.

Then the President referred to the Central London Railway. He (Mr. Freeman) would not refer to any particular railway, but he was quite convinced of one fact: that where companies or public bodies or railways get unfairly hit, it was not always in respect of the actual value of the property, but of certain sentimental adjuncts. He remembered a railway scheme being carried through where three of the claimants were respectively an orphan, a widow (prepossessing), and a clergyman. The orphan got 33 years' purchase for a rotten ground rent, the widow rose to 38 years' and the clergyman, an elderly gentleman, got 40 years'. There was no reason for the difference beyond the fact that the jury looked at the widow, heard about the orphan, and read a letter from the clergyman.

The PRESIDENT expressed his cordial acknowledgments of the kind words of Mr. Howard Martin and Mr. Freeman with reference to his Address and with regard to himself personally.

He would venture to re-assure his friend Mr. Freeman in one particular. He had not suggested that the arbitrators should act as assessors to the umpire, but as a species of expert assessors to counsel, so that Mr. Freeman need not be apprehensive that he and his legal brethren would lose any part of their present privileges.

It only remained to him to thank the members of the Institution for coming in such large numbers to hear

his Address and for listening so patiently to what he had to say.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, November 28th, 1898.

ROBERT VIGERS (President) in the Chair.

The President, before calling upon Mr. Canning to resume the discussion on the Paper read at the Meeting of May 16th, 1898, by Mr. Herbert Trustram Eve (Fellow), entitled, "Compensation Values of Cattle Foods "—Chemist *v.* Valuer," requested the Secretary to read the following communications from Members and others who were unable, from various reasons, to be present.

From MR. JOHN SHAW.

Mr. Eve has read a valuable Paper on "Compensation Values of Cattle Foods," or in other words: What is fair to allow for manurial value of cattle foods to the offgoing tenant of a farm by his successor, and the Institution is much indebted to him for the care and trouble he has taken.

The question is a most important one, and well deserves the careful attention of all who are engaged in settling what is fair and right between the offgoer and incomer.

Mr. Eve has referred to Mr. Wingrove Cooke's book on Agricultural Tenancies, 1850.

I can confirm from my own experience the very meagre character of allowances which then existed, and which are given in that book.

With few exceptions, at that time, tenant right valuations were confined to hay and straw, waygoing crops, and tillages.

But shortly after that period a good deal of attention was paid to the subject, and gradually a custom of allowances grew up amongst valuers on various large estates to meet the altered systems of agriculture. In the Agricultural Holdings Act of 1875 the principle of allowances on each class of improvements was a proportion of the *sum properly laid out* by the tenant, so that *the allowances were based* upon *cost*, and, so far as I

know, the allowances introduced into the various agreements at that period were also based upon outlay.

The Agricultural Holdings (England) Act, 1883, however, brought about a new state of things, and particularly stated that the principle of allowances to the offgoer should be *the value to an incoming tenant.*

Before this time many practical men had begun to see that the question of cost was not a true test of a fair allowance *as the value to an incoming tenant,* but there was the great difficulty of knowing how otherwise to proceed, and in almost every county in England meetings were held and discussions took place as to what should be allowed.

Mr. Eve says that The Surveyors' Institution has not collected any information upon the subject, but he gave us on page 463 the report of the Central Chamber of Agriculture, from which it seems that the only conclusion which this committee could arrive at was *a scale of allowances based upon cost,* and according to the reports of local authorities in most counties in England, with one or two exceptions, the allowances agreed upon were based upon *cost.*

I may observe that in a Paper which I had the privilege of reading to the Institution in the year 1884 on "Agreements for Farm Tenancies under the Agricultural Holdings Act of 1883," after providing for the usual tenant's rights for hay, straw, tillages, manures, and other established allowances, I inserted a clause, "That the tenant should also be paid fair and reasonable compensation on quitting for improvements executed by him under, and in conformity with, the provisions of the Agricultural Holdings (England) Act, 1883." Thus leaving the question *open* for valuers to settle what would be a fair allowance for the "value to an incoming tenant." But many of the tenants with whom I had to deal pressed for a scale of allowances, which I for some time declined to entertain.

At length, partly from the action of the Central Chamber of Agriculture, and the discussions which had taken place in the country generally, but more particularly on the advice, and at the request, of various tenant right valuers whom I employed, I reluctantly agreed to insert again in many of my agreements the scale of allowances which I had previously adopted. I have never been satisfied myself about this, but there is no doubt that the valuations on quitting have been more readily settled in consequence of a fixed scale of allowances. I fear, however, that the incoming tenant of a farm has frequently to lay down a large sum of money for which he does not get a fair return. I am therefore quite ready to agree to the *principle* laid down by Mr. Eve, although it is at present surrounded with great difficulties.

Sir John Lawes and Sir Henry Gilbert have given us most valuable Papers, as referred to by Mr. Eve, showing the compensation for manurial value of different kinds of foods, and they have also given us another Paper in the *Royal Agricultural Society's Journal* of last March, showing that cake or corn used in the production of milk leaves a much smaller amount of constituents in manure than that used in the production of meat.

Assuming that these calculations are correct, *as a basis*, there would still be many circumstances to be taken into consideration in arriving at the fair value to an "incoming tenant."

I believe it is the practice of many intelligent tenant right valuers to consider as far as possible the way in which the cattle food is consumed, and to some extent the way in which the manure is taken care of, but as a general rule the scales of allowances are applied according to the cost price without much reference to anything else.

Although it is well known how great is the difference in value between manure made from feeding cattle in sheds or covered yards and manure deluged with rain and neglected, it would be very difficult to provide for all the distinctions in manurial value, and the preservation and application of the manure in all cases.

I think, however, if local authorities such as county councils and others would take up the question by making practical experiments, with the aid of Messrs. Lawes and Gilbert's valuable tables of manurial value, a nearer approach to a better system of compensation might be arrived at, so that the incoming tenant should only pay what is right, and the outgoer should receive only what is just.

It is certainly a subject well worthy the careful attention of the members of this Institution.

Extracts from correspondence between Mr. H. T. Eve and Dr. Voelcker:—

From Mr. Eve to Dr. Voelcker.

Would it be troubling you too much to let me know if any experiments have been tried at Woburn to test the value of the three principal constituents in farmyard manure? I mean as against unmanured plots.

Valuers would, I think, be glad to know what the extra money value of the crop is after the application of dung containing a known amount of cake and corn.

If this has not been tested, do you think it would be the slightest use to try it in a rough and ready way, say on twelve farms under the Cambridge and Counties scheme of experiments, or would you consider whether you would undertake something in this line at Woburn?

It would hardly be satisfactory unless carried out *exactly*, and I do not see how we are to do this outside Woburn or Rothamstead.

Excuse me addressing you on the subject but, having listened to your lectures at Woburn I know how anxious you are to help farmers and others in any difficulty they may have.

A further point is to know the difference in the result between dung made under cover and dung made in open yards, and also what difference is made through keeping a heap of dung in the open for a year.

From Dr. Voelcker to Mr. Eve.

I do not know if you have, since writing, referred to my last published general summary of the Woburn Experiments, but in these you will find

information bearing on the point you raise. In the *Journal of the Royal Agricultural Society of England*, vol. viii. part 2, 1897 (June), is the summary of the tables, pp. 275 and 285, of the experiments on continuous growing of wheat and barley, and you will see that on plot 2 (in both) we tried the experiment you suggested, using cake, corn, litter, &c., of known weight and composition (the number of pounds ammonia is stated) in the one case (plot 11b) every year, and in the other (plot 11a) leaving it off after five years' application and seeing how long its influence would tell.

The results are discussed in the same article, pp. 282-3, 291.

Then as regards continuous corn-growing. In *Journal*, vol. viii., part 4, 1897, December, you will find a similar summary of the rotation experiments. For your present purpose it will be enough, perhaps, to take the second part of the experiment (from page 632 on), where after having, as stated on page 627, manured the land for the root crop with dung made from stated amounts of food and litter, we began to leave it off upon one-half the experiment plot after 1884, and kept this half without any manure, still growing the usual rotation crops and carting all off.

I am bound to allow that the subject is an intricate one and wants a lot of working out, even from our tables. But comparison will be made easier when, as will be the case in the next (December) number of the *Journal*, I shall publish the results of each individual year, and not merely the average over a number of years.

After the experience we have had, I must emphatically say that people who have not tried have no idea of the work (and care) involved in such experiments. Take even the feeding of animals with known (*i.e.* weighed daily) amounts of food and of litter (also indispensable to be weighed), I do not for a moment think that it could be carried out on a dozen farms or so under the Cambridge scheme.

The further question of dung made in boxes and dung made in open yards is of course highly interesting, and also highly important.

But did you ever try to sample the contents of an open farmyard? It is well-nigh impossible.

I have done it (or rather tried to) in the case of manure made in *boxes* where no drainage could get away. In fact I did it this year. Once in a lifetime is enough for this.

Sir John Lawes would tell you, after the experience they once had at Rothamstead, that it is almost impracticable to get absolute and accurate results.

From Mr. Eve to Dr. Voelcker.

It is quite certain that no ordinary farmer can carry out *exact* experiments, and I suppose unless they are exact they are useless, but my broad point was this: An incoming tenant pays £100 for certain dung which is in a heap. Will it do him £100 worth of good or are valuers giving too much to outgoers?

I have proved in my Paper that according to Lawes their figures are much too high, but I fear they will not believe unless they *see* something.

I should have thought from a valuer's or farmer's point of view, and not from a chemist's, that an experiment of dung *v.* no dung when the dung is known to contain so many tons of cake, beans, or oats would be useful.

I should let the dung be made under *ordinary conditions*: (1) under a shed, and (2) in an open yard.

Experiments after all are very often rendered quite useless (even if exact) by the seasons, but surely if this experiment was tried for the next eight years in twenty different places the result, however rough, would be worth something.

From Dr. Voelcker to Mr. Eve.

I do not hesitate to say that if you could get an experiment tried to ascertain whether, say, £100 paid for dung by an incoming tenant was ever got back by him in his crop returns from the use of that dung, it would be one of the most useful ones ever devised.

But how to do it is, I fear, a dreadfully difficult problem.

There are the difficulties, first, of preparing for the experiment, and secondly of carrying it out, and anyone who has had experience of experiments will tell you how hard it will be to bring the whole to a conclusion.

It may seem easy enough to speak of making dung by the consumption of so many tons of cake, &c., and "in the ordinary way." But you must remember that this implies, if the experiment is to have any value, that all the cake, the meal, the hay or straw, all the roots, as well as all the litter, must be weighed. Of course you can make it somewhat simpler than we do at Woburn, where the food is weighed out day by day, and you can set aside, say, a ton (weighed) of linseed cake, a cartful (weighed) of roots, and so on; but records and checks will have to be kept or the experiment will be useless.

Then I do not think you will be safe in taking manure made in an open yard. The quality will so depend upon the amount of rain that falls on the dung, the amount of litter used, what is allowed to drain away or sink in the soil, that unless you keep these conditions under check they may account for more variations than the differences in the foods (whether much cake or not) will make. I would confine myself to manure made in sheds, boxes, or yards under cover.

When you put the manure out you can only determine the result by a *rotation*, and not by single crops, and here comes your difficulty.

What is your comparison to be with? You say crops in *one* case manured *with* the dung in the other crops *without* dung. Does that mean that you are going to grow a rotation of crops with no manure at all except the dung, and in the other case no manure of any kind?

If you did you would have a double difficulty. First, no practical farmer would be inclined to follow you, for he would want to use, say, superphosphate for his roots or nitrate of soda for his corn crops, even if he *had* put on dung; and secondly, what are you to do when you come to the *clover* crop? Our Woburn experiments have clearly shown that when

you get a fair clover crop the influence of the previous manuring goes for little, so far as the immediately following crops are concerned. We got, as you know, just as good crops of wheat, clover, and roots (or nearly so) on land that had had no manure of any kind for twelve years as where we had put on dung during the same rotation, and if you tell the farmer he is on this account not to grow clover he will not think the experiment practical.

I do not want to pose as always making difficulties, but much as I should like to see such an experiment carried out, I feel certain that, easy as it might seem, it is beset with difficulties that one does not foresee until it comes to be carried out.

But do not let it stop on this account, and if it *is* taken up and I can render any help at any time by my advice or suggestions please command me.

From Dr. Voelcker to Mr. Eve.

I am adding a note to my previous letter lest I might lead you to conclude from the latter that I was implying that because only the immediate following crops benefited (as seen in the Woburn Rotation experiments) by the application of dung, therefore the dung was of little or no use, and, referring to your Paper at The Surveyors' Institution, the fragment of compensation for it was all wrong.

What I believe is, not that the dung has no value beyond that produced on the immediate crops following its application, but rather that its value is shown, not so much by actual increase of crop, but in what is well known as the "fertility of the soil;" that, in short, which can only be told by its power of producing crops for a series of years subsequently, without market deterioration, even if no other manure be put on.

Thus I do not believe that a soil not manured from time to time with farmyard manure could "hold out" for a series of corn crops grown on it without manure in the way that one manured with farmyard manure would.

In other words, the dung is to be looked on as providing the "fertility" or as "keeping up the fertility" rather than in the light of an *immediate producer of a crop increase.*

Now if you read this in connection with your Paper you have my views on the subject of the latter. I agree with you fully as to the manurial constituents, and not the fluctuating market price, being the proper basis of calculations of unexhausted manure value, but I do not agree with you that this value is to be estimated by, or ought to be regulated by the price of, the crops immediately grown as a consequence of its use, for the reason that I do not believe that you get back the value, or that the incoming tenant pays compensation for the manure in respect of the actual increase of crops subsequently grown, but that the benefit is found in the amelioration of the soil in its fertility being kept up, and in its power of producing crops for a longer period subsequently. Thus it is almost impossible to estimate (but it is clearly shown by our Woburn experiments) for what length of time an application of farmyard manure will show its influence.

But this influence does not consist in one or two large crops just after the application of dung, but in the tenacity with which a soil thus manured refuses to part with its fertility all at once, but clings to it for a series of years.

This would not be the case to a like extent with artificial manures; and here, if at all, I should be inclined to differ to some extent from Lawes and Gilbert in reducing their compensation values according to the fall of market prices for the manurial constituents as reckoned in the most usual *artificial manures.*

I should indeed be rather inclined to take the values as based upon the prices of the manurial constituents as they exist in foods used purposely for their manurial properties, rather than on those as contained in artificial manures. If a farmer pays, say, £6 10*s.* a ton for decorticated cotton cake, he does not do it in the main because he thinks it will put so much greater a value on the beast fattened with it than would wheat, barley, or other home-grown meal, but because he knows how much better manure it will leave him when it has gone through the beast; and he pays his £6 10*s.* a ton mainly for this. So I, personally, do not see that it would be so amiss to take this money price of manurial foods *in connection with* the manurial constituents—in other words, to calculate the units of value of the manurial constituents from the prices of certain foods, like decorticated cotton cake, used with manurial object, rather than from the price of artificial manures.

May I add that if you should wish to quote this opinion, or any other remarks I have made, at your adjourned discussion you are welcome to do so. I only regret my personal inability to be present to bear testimony to the trouble you have gone to and your effort to put this subject in a clearer practical light.

From Mr. W. Wright of Wollaton.

Mr. Eve's Paper is on a very interesting subject, and is a very clever one. If the system of compensation were changed, and the outgoing tenant receives thereby *less than he paid on entry* (or at a less *rate*), who is to make up the difference to him? (He can *claim* it by his agreement.) It is really a charge on the land and cannot be got rid of, and this people are apt to forget when advocating so much compensation to the outgoing tenant.

I see that Mr. Looker asked this question (*see* page 519); it takes a good deal of answering.

From Mr. A. D. Maccallum of Glasgow.

The thanks of all members of the Institution are due to Mr. Eve for his very excellent and elaborate Paper on one of the most difficult questions in the whole range of a valuer's practice.

I quite agree with the contention that compensation for feeding stuffs consumed on a farm should be based on the quantity and not on the cost. But this again, I submit, ought to be modified to the greatest extent by

the quality of the manure produced. In fact the compensation payable to an outgoing tenant should be determined more on the chemical basis of the manure produced than on the chemical basis of the feeding stuffs consumed. The quality of farmyard manure depends quite as much, if not more, on the chemical processes which the animal excrements undergo, and on the manner in which the manurial constituents are preserved, as on the kind of food consumed. A valuation on this basis increases the difficulties and responsibilities of the valuer, and it is just here that the tables compiled by Sir J. B. Lawes and Sir J. H. Gilbert fail to assist him. Besides, I am not quite satisfied that these tables, notwithstanding their high authority, are infallibly reliable. Experience, unfortunately, has often before demonstrated that many of the theories of agricultural chemists are far from being exact, and I would remind my fellow members that these tables are not, like Euclid's axioms, beyond the possibility of a doubt.

We have only to read in the same issue of the *Royal Agricultural Society's Journal* the article on the denitrification of farmyard manure to be convinced of this. Consequently, before universally adopting them, it would be well to bring them to the touchstone of practical experience, and I think that, judged by this test, there is more justification for that scorn of many surveyors to which Mr. Eve refers than he is prepared to admit.

No doubt Sir J. B. Lawes and Sir J. H. Gilbert do not claim for these tables absolute exactness. They state that the tables are only "approxi- "mately correct," but they add "they are the best that existing know- "ledge renders it possible to make." The "existing knowledge" here meant is, I presume, chemical knowledge apart from the knowledge of the results on the fertility of the soil ascertained by actual experience. Now it is just the application of this chemical knowledge, "only approximately "correct," unqualified by actual experience of results, that I dread. The authors seem themselves to doubt the fairness of the application, and at one bound reduce the ratio of compensation value to that of manurial value by a half.

By what process? So far as can be gathered, certainly not by any scientific process, but simply by a process which is just as much entitled to be called haphazard as the rough and ready process adopted by the majority of valuers. If a ton of linseed cake consumed by fatting cattle adds nitrogen, phosphoric acid, and potash to the amount of £2 11*s.* 11*d.* to the unexhausted value of the outgoing tenant's farmyard manure, and if *these constituents have been properly preserved*, on what principle can he be asked to accept £1 6*s.*? Yet what farmer with a practical knowledge of results would undertake to say that the manurial value of a ton of linseed cake was £2 11*s.* 11*d.* instead of £1 6*s.*?

Again, the unqualified application of these tables to the assessment of damages sustained by the landlord in cases where a tenant is bound to consume all the hay and straw grown upon his holding but fails to do so, or sells some off, may be the cause of great injustice. Straw, as such, is practically without value as a manure, and meadow and rye-grass hay are

pretty much in the same category. A tenant who is merely to consume (*i.e.* litter his yards) the straw and hay, but is not bound to see that the conditions favourable to, and the process and elements for the conversion of such straw and hay into a manure of any value, are observed and applied, commits a breach of his agreement resulting in the smallest possible damage to the holding. Yet in a case of precisely this kind I have known a valuer to ask, and an umpire to give, damages on the scale supplied by the Lawes and Gilbert tables of twelve years ago, tables without the 50 per cent. reduction. Valuers have to consider pecuniary results as well as chemical theories, and valuable as these tables "approximately "correct" undoubtedly are, they are bound to be careful not to inflict an injustice by their indiscriminate application.

The subject is one demanding the utmost consideration, and Mr. Eve has placed the Institution under an obligation to him for bringing it forward for discussion.

Mr. W. B. CANNING (Fellow), in resuming the discussion, said he was sure that the members of the Institution (and especially the tenant right valuers) would agree with him that they were much indebted to Mr. Eve for calling attention to the subject dealt with in his able Paper, and also to Sir John Lawes and Sir J. H. Gilbert for their useful tables, which he supposed had suggested the Paper.

Tenant right valuers had for many years past felt that it was scarcely just to treat the cost price of cake and other feeding stuffs as the basis of the valuation of the residuum, but this had been done in the absence of a better and more reliable system, and partly from the fact that the committee appointed by the Central Chamber of Agriculture reported—as shown on page 463 of Mr. Eve's Paper—that cost price might be taken as a basis.

He agreed with Mr. Eve on most of the points in his Paper. Table I., page 470, gave Sir John Lawes' explanation of his estimate of the value of the constituents of manures and the method by which those values were arrived at, on the basis of nitrogen, phos-

phoric acid, and potash. On page 474, Table II., was given the scale on which he apportioned the compensation values. This was spread over a series of eight years and based on the assumption that a regular quantity of cake had been annually expended on the land; whereas in practice it often happened that cake was not fed upon the same land more than two years in succession, especially where a flock of sheep was kept and folded on roots.

He thought it was rather complicating matters to take eight years as a basis, and would rather be inclined to adopt the old arrangement of taking the value of cake and feeding stuffs expended in the last two years of the tenancy.

He would call attention to Table IV., page 478, in which Mr. Eve showed the differences of compensation value arrived at by the chemist and by the valuer. By the way he might point out two discrepancies—probably printer's errors.

The difference under "valuer" against No. 13 should be £1 4*s.* 2*d.*, and under "chemist," No. 21, should be 11*s.* 10*d.* The two columns thus corrected showed that out of fourteen foods, estimated at a ton each, in eight of them the valuer under the old system would award £7 15*s.* 8*d.* more than the chemist, and on the other hand the chemist allowed £1 11*s.* 4*d.* more on the other six foods.

Deducting the chemist's values from those of the valuer there would be found to remain a balance of £6 4*s.* 4*d.*, or an average of about 8*s.* 10*d.* per ton on the fourteen feeding stuffs enumerated as used at the rate of a ton a year. This showed that, on the average, 8*s.* 10*d.* a ton was paid by the valuer above what the chemist said ought to be paid. This was rather startling, and

seemed to indicate that the old system was in need of revision, especially when it was remembered that the prices quoted were unusually low and that with an increase in the cost of cakes, pulse, cereals, and Indian corn the difference would be still larger.

It was evident, however, that the value of the residuum to the incoming tenant would be no greater unless the market price of the manures were higher.

On page 480 Mr. Eve said he did not consider that the market price of the three constituents—ammonia, phosphoric acid, and potash—should form the basis of compensation value; but in his tables (pp. 486-493) he took values founded on this basis, and imported into the scale the prospective price of a quarter of wheat, barley, and oats. In his (Mr. Canning's) opinion it would be much fairer to the incoming tenant to ground the compensation on the manurial residuum only than on any other basis, and he suggested that this mode of calculating it was really the only one open to valuers. He was very averse to the inclusion of the value of cereals in the scale, which would thereby become cumbrous and unworkable. He admitted that when the price of corn was high, the value of the manure used to produce or increase the corn crops, was greater to the incoming tenant, but, in many cases, the cake, for instance, used on a farm was not applied in that direction. It might be that it was fed on land under seeds, or on pasture land, or in course for roots, and in such cases he thought the price of cereals should not in any way affect the compensation to be awarded. The mode of calculating the unexhausted value of feeding stuffs should be made as simple as possible, leaving the purchaser to make the best use he could of the improvement for which he was paying.

Many valuers would, he feared, naturally object to any new system of valuing when they had hitherto been accustomed to take the cost price of the article and thus arrive at their figures, which on the face of it was a more simple method than calculating the value of the constituents in the manure. The market value of the manurial constituents also varied, as had been shown on page 480, very considerably from time to time. But he thought, nevertheless, that the manurial value of the cake and feeding stuffs should be reckoned on the tonnage consumed during the last two years of the tenancy, having regard to the average consumption of the two or three preceding years, which would prevent an outgoing tenant from running up an excessive bill during the last year of his tenancy.

He could not but express a wish that, if it were possible, a reliable scale might be compiled year by year, showing the average price of ammonia, phosphoric acid, and potash, as a basis on which valuers might form their calculations. He thought that when such a scale was once recognised as a basis it would be found to work easily, and would enable valuers to do more even justice to the incoming tenant than was possible on the old system.

Then, again, Sir John Lawes' tables given in the *Royal Agricultural Society's Journal* would also be a guide in making calculations for compensation value of the cake and feeding stuffs consumed. Of course they would form only a general basis and would have to be modified in some cases according to the mode of consumption, as mentioned by Mr. Eve on page 495.

But he observed that Mr. Eve had omitted to include amongst the variations in reductions any mention of cases in which a corn crop might have been taken or an

exhaustive stimulant might have been applied for the purpose of obtaining a larger crop, thereby of course reducing the value of the cake previously fed.

Not being a chemist, he could not say much about the different effect of feeding upon light soils and heavy soils, but from practical experience he could say that the results of feeding were often quite as apparent in the succeeding two years (if not more so) on light soils as on heavy soils. Probably they were not so durable and might be more quickly washed through the soil, and for that reason again he advocated payment on the residuum for the last two years only of the tenancy.

A quick return for the money expended in fertilisers was what everyone aimed at in farming. If a man had to pay a heavy bill for feeding stuffs he would certainly do his best to get his returns as quickly as possible before any of the results might be lost to him through wet weather or from other causes.

With regard to payment of compensation for feeding stuffs consumed during any longer time than the last two years, he had always found that even in dealing with two years only there was considerable difficulty in getting correct *data* of what stuffs had been fed, and more especially how they had been fed—whether, for instance, by dairy cows or by pigs in a loose yard where there was no straw to take up the manure.

That was another reason, he thought, why valuers should confine themselves to two years rather than take the feeding stuffs consumed in the eight preceding years.

It might be said that this new basis would be rather hard on quitting tenants who had, on entering, paid

compensation, perhaps, based on the old system of cost price.

But the same thing would apply, in more cases, to landlords, where they had given tenants covenants in their agreements entitling them to compensation for one-third, or one-sixth, or whatever it might be, of the cost price of the cake and feeding stuffs purchased and consumed on the farm. That, however, could not be avoided. In all such cases of altering an old system there must be some who suffered, and he thought it would be wrong to refuse to take a step in what was probably a right direction, from a feeling that it might possibly be unjust to outgoing tenants and, in more instances, to landlords. He agreed with previous speakers that the unfortunate landlord stood to be shot at from many directions, and this would perhaps be adding another point of attack ; but, even if such were the case, he thought landlords would be glad to feel that valuers were acting on some fixed principle and would willingly pay the outgoing tenant any difference that might be found due to him if it were shown to be right.

The Agricultural Holdings Act undoubtedly provided that the outgoing tenant should be paid the value of his improvements, &c., by the incoming tenant, and he did not see how, with Sir John Lawes' tables before them, valuers could any longer proceed on the old system, and he leant strongly, therefore, to the view that they should base their calculations solely on the manurial constituents of the residuum.

He trusted the Paper that Mr. Eve had read and the discussion upon it might have the good effect of inducing valuers generally to take the matter up.

If it were possible it might be of advantage, he thought, to form a committee consisting of, say, one

member from each of the provincial committees of the Institution to deal with the matter, but he feared there would be some difficulty in getting all the members of such a committee to meet frequently enough to give the subject the complete discussion which would be necessary to settle the whole question on a satisfactory and uniform basis.

Professor W. J. Malden (Associate) said it was a very great pleasure to him to add his thanks to those which had been already awarded to Mr. Eve for his excellent Paper, on the preparation of which it was obvious that he had bestowed much thought. He had known for years the interest which Mr. Eve had felt in this question, and the careful study which he had made of it in all its details, but still on a few minor points he must venture to differ from him.

He thought the time had certainly come when Sir John Lawes' tables, or modifications of them, must be adopted. It seemed to him to be irrational to base compensation on the cost of feeding stuffs. Feeding stuffs were not bought solely with a view to their manurial value, but primarily for feeding, although of course it would be impossible to overlook altogether their manurial value. A tenant coming into a farm where no feeding stuffs had been used, and where the land was out of heart, must buy manure at the current rates, so he could not object to paying at manure rates for the residue from the feeding stuff.

To take steps to get away from paying on the feeding stuffs' value, and then to apply the value in accordance with the rate for feeding stuffs (wheat, oats, and barley), seemed to him to be going back rather than forward.

The object of legislation in respect of compensation

must be considered. He understood that, in the first place, one must give reasonable compensation to the outgoing tenant so that good farming might be encouraged; in other words, that the land should not be run out. He said this in spite of the Act of 1883, which seemed to suggest to some a certain bias in favour of the incoming tenant, and that his interest should be considered above all others; but, as a matter of fact, he apprehended that it was between the landlord and the outgoing tenant that the contract hung. The incoming tenant was more or less an accident. The landlord in any case must pay, while the incomer always had at least a chance of making his own terms in other respects. He need not take the farm if the terms were not agreeable to him.

With reference to the ascertaining of the value of manurial constituents at different times he did not think there need be any difficulty, for that was already done by the Highland and Agricultural Society of Scotland. He had in his hand a copy of a sheet which they published each year for the use of their members giving "units to be used in the determination of the "commercial value of manures" based on the retail prices at the principal seaports. These units multiplied by the percentages in the analysis of a manure produced a value representing very nearly the price at which a single ton could be bought in fine sowable condition; larger purchases being made probably on more favourable terms.

He thought it would not be very difficult for the Institution to publish a similar table, giving, if necessary, both the Michaelmas and Lady-Day values.

In considering Sir John Lawes' tables the difficulty appeared to him to be to determine at what point Sir John

started. He said he would knock off 50 per cent. for all losses to which the manure may be subject. He (Prof. Malden) had done his best to ascertain what that meant, but he was not yet quite clear on the subject. He did not think Sir John showed quite distinctly whether he meant all loss that took place on manure before it was put on the land, or after it was put on the land. In explanation of his tables he gave an instance of a case on the four-course system, and there he said, "It is pretty certain indeed that every claim for com- "pensation will have to be settled on its own merits; "that the character of the soil, the cropping, the state "of the land as to cleanliness and many other points, "will have to be taken into consideration, both for and "against any claim."

He did not find any mention of the manure subsequently, but only of the conditions of the farming. At the same time he could hardly think that it was suggested that in ordinary cases there would be 50 per cent. loss before it was actually on the land. No doubt an enormous amount of waste happened after the application of manure, but was it implied that the loss on the land of manurial constituents in the case of farmyard manure was exactly similar to that in the case of artificial manure? If he included those before and after, the avoidance of waste under ordinary careful management would increase the award to an absurdly high amount.

He took it that Mr. Eve, in principle, followed Sir John Lawes, with a slight variation to embrace Professor Warington's views, but it was not quite clear to him how far that variation went.

With regard to what Mr. Eve had said with reference

to augmentation and reduction, in view of Sir John Lawes' standards, he did not quite agree with one point as a matter of augmentation, which had its counterpart in the reduction, namely, "fed in covered yards or sheds "or dung properly protected," and then under reduction, "wholly consumed in open yards and not in any way protected." He thought that if a landlord went to the very considerable expense of providing covered yards he ought to receive some benefit from it, and on the other hand he did not see why the tenant should suffer if the landlord did not supply him with good yards for the purpose. It was the outgoing tenant and the landlord who were dealing with this matter, and if the landlord spent money for the benefit of the tenant's cattle he should not be made to pay for any extra manure conserved to the farm.

How far "fed by sheep direct to the land" was to be considered augmentation or not he would not attempt to say. Some soil was very much improved by the mechanical effect of sheep treading it, but outside the chalk or on very light lands he did not think the treading was very beneficial, and in some cases might do more harm than good, whereas the mechanical effect of farmyard manure was practically always of great benefit

One very important point, it seemed to him, which would have to be taken into consideration when the system of paying upon manurial residues was brought into force (as he felt sure it would be before long) was in the case of a man who fed his own corn produced on the farm and did not buy cake, as distinct from the case of a man who sold the whole of his corn and bought back cake in order to get compensation for it. It would

always be a considerable difficulty, but he did not think it ought to be an insuperable one. It might, he thought, be arranged in two or three ways.

This was a landlord's matter, as he was the person responsible for payment. If he could not take his tenant's word as to how much corn he thrashed and eventually fed on his land it would not be difficult to ascertain, from the general harvest of the district in a given year, what would be a reasonable crop on a given farm. It was true that there must be a great variation from year to year. The maximum crop of one year would differ very much from the maximum crop of another year; but he did not think that any real difficulty need arise in determining how much had been fed and its consequent manurial value, for which the tenant should receive compensation. The corn could be valued before harvest. This would throw a good deal on the local valuer, as would any system which might be adopted, for he was the only man who could judge fairly between the parties in such a case. Or the landlord might have a representative at the threshing machine, and take his own means to find out what was sold. As the matter now stood the tenant could sell all his corn and buy cake and receive compensation for it, while the man who fed it all on the land got no compensation at all. He suggested that if means were taken to ascertain the quantity of corn the tenant had grown, no difficulty should be found in awarding him proper compensation.

He was not at all sure that the best way to treat the matter was not to take Sir John Lawes' figures as shown in his first table, starting with them as the maximum and working downwards, taking into consideration all known sources of loss.

Mr. J. H. C. Robinson (Visitor) said he was afraid

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he had not given the Paper the attention it deserved, but he had long been practically acquainted with the subject itself.

In one of the written communications which had been read by the Secretary, Mr. Maccallum said that straw, as such, had no manurial value. When conducting a valuation during the last few weeks he had come across an agreement which said that the outgoing tenant should be paid a certain price for the straw, and he, as the opposing valuer, settled it at 9*s.* an acre. The agreement further said that the manure arising from the straw should be paid for by the incoming tenant. Personally, he had his own ideas on the point, and he suggested that the agent should name the sum which he was prepared to pay. This was settled at 12*s.* an acre. It must have been considered that there was some manurial value in the straw or 12*s.* would not have been paid on account of it.

There were many pitfalls in Mr. Eve's Paper which one had to avoid very warily. His friend Prof. Malden had spoken of the incoming tenant as paying compensation to the outgoer, but in his (Mr. Robinson's) opinion the landlord was the one who should pay all such claims.

On p. 465 Mr. Eve took up the position which he had himself maintained for some years—that the cost should not be the basis of valuation. For instance, take the case of a man leaving ten tons of cake at £10 a ton =£100. The valuer would allow at the rate of one-third=£33 6*s.* 8*d.* as compensation; but supposing the cake were £6 a ton=£60, he would allow only £20;

could cost be a right basis in such a case? It seemed to him that a basis of tonnage must be better.

He observed that on p. 482 Mr. Eve said: "If the "price of the corn it helped to grow be high, should not "the price of the manure value be high also, and *vice* "*versa*?" With that he quite agreed. It seemed to him that the value of the residue was proportionate to the value of what it would cause to grow, and when grown what it would sell for. In short, what was the manufactured article going to make? If it were going to make a certain sum the residue would be worth a certain sum, and if a less sum the residue would be worth less.

On pp. 517 and 518 Mr. Looker said: "The incoming "tenant wanted to know how much he was going to get "as a result of the manuring for which he must pay. "The Paper went as far as possible. The author adopted "an average of the last three years, and he (Mr. Looker) "was rather inclined to agree that this was a fair and "reasonable basis, that not to-day's price, or yesterday's, "or to-morrow's should be taken, but the three together, "which would probably represent an average of what "the incoming tenant might expect to derive from the "cake used by his predecessor." With that he entirely disagreed. If one sold an article at Michaelmas, 1898, one had no right whatever to base his price on what the value of that article would be in one, two, or three years' time. The transaction was concluded then, and the price should be regulated accordingly, and the buyer of the article must take the risk whether its price rose or fell.

On page 479 Mr. Eve said Sir John Lawes based his figures on the price at which artificial manure could

be purchased. It seemed to be argued that if a certain cake could be bought in the market for so much money, that would be its manurial value. He could not help thinking that this was a wrong basis for a valuation,

Then Sir John Lawes halved his figures, but he did so in a rather arbitrary manner. He (Mr. Robinson) saw no reason whatever for it. He agreed that cake used in covered yards had a certain value and if used in open yards had a less value, and that on light land its effects were less permanent than on heavier land.

On page 497 Professor Warington said: "If farmers "could give accurate information as to the results which "they obtain from manures a valuer would have little "difficulty in making his award."

Then on page 498 he said: "The length of time "during which the effect of cake manure will be per- "ceived does not apparently extend beyond one or two "subsequent crops when cake is fed with turnips in a "four-course rotation."

With that he entirely disagreed. He would give an instance. A few years ago he had to deal with a field of twelve acres of roots grown with farmyard manure in the ordinary way, and it was an exceedingly good crop. The farmer divided his sheep into two lots; those he was going to keep for breeding he kept in one pen, and the fatting sheep in another pen. They were treated alike for a short time, and then the fatting sheep were given cake, which was increased from half a pound a day to one pound. The position of every pen of those sheep could be recognised in the first barley crop, some in the second crop, and each pen in the pea crop, the wheat crop, and the oats. It was easy to see throughout the

whole rotation where the sheep had had the pound of cake per day.

If Sir John Lawes would give the residue of eight tons of cake when wheat was worth, say, £2 per quarter, valuers would have something to go upon.

In his Paper, Mr. Eve seemed anxious to prove that the tenant at present received too much compensation. That was not his own opinion. It might be that he received as much as a man could expect who farmed in the ordinary way, but for a man who farmed continuously well for ten, twelve, or fifteen years the present rate of payment was not sufficient, and he thought such a man deserved more.

On page 499, Professor Warington referred to heavy dressings of farmyard manure. In his view it was absolute waste to dress land heavily with farmyard manure in one operation. It was far better to distribute the same amount of manure over two dressings.

Mr. G. E. Hilliard (Fellow) said that with the earlier part of Mr. Eve's Paper he entirely agreed. The cost of the food could have nothing whatever to do with its manurial value after it had been through the animal, although he was not prepared to admit that the broad and, perhaps, haphazard principle of allowing a third, and a sixth, or a half, as the case might be, of the cost price had been so injurious or hurtful to the landlord or the incoming tenant as it would at first appear to be according to the Paper, for he thought that, in arriving at a conclusion from the comparative tables given by Mr. Eve, one should take Table IV. rather than Table III.,

and that both the valuer and the chemist should be put on the same footing; not the valuer for two years and the chemist for eight years. He thought the fair way of comparing the two would be to take the tables on four years for the chemist as against the present allowance for the valuer, and that if this were done it would be found that there was not a great difference between them. To put it shortly, taking the four years' basis from the chemist's tables it would be found that, for a ton each of all the foods mentioned, the chemist gave £32 6*s.* 10*d.*, while the valuer would only give £28 12*s.* 6*d.*, so that, even with the present rough and ready method of working, there had not been any great injustice to the landlord, who, as the last speaker had said, was the man on whom this claim usually fell.

The main point of the Paper was, he thought, how the matter should be dealt with in future, and there he must say he was entirely at variance with Mr. Eve. At page 482 Mr. Eve said: "Is not the value of "the dung to the man the money value of the extra "beans, wheat, roots, barley, &c., it has enabled him to "grow?" That he was not prepared to accept as quite correct. Farmyard dung and bought dung, London dung and artificial manures, had all a saleable or rather purchasable price, and surely the price of corn at the following harvest could have nothing whatever to do with the price of the manures applied or with the value of the residues of consumed food.

On page 476 Mr. Eve admitted, as he thought did all the speakers, that the chemist was really the only person to determine the values of the three principal ingredients, and, even if the tables might not be absolutely correct, they were the best obtainable, and

the only basis upon which to form a correct scale of compensation if the old and broad method of allowing one-third or one-sixth of the cost price were to be abandoned. He agreed that if some authoritative body, such as the Royal Agricultural Society, the Board of Agriculture, or The Surveyors' Institution, were to publish annually, or even more frequently, the current prices of those three principal ingredients, it would be a simple matter for valuers to apply them to Sir John Lawes' tables and to adjust compensation accordingly.

Mr. A. J. Burrows (Fellow) said he noticed that Mr. Eve dealt with the future price of corn. It occurred to him, as a Kentish man, that what a farmer would think of when taking manure was not so much perhaps the price of corn as of hops or fruit, and he did not think that in his county farmers would be much inclined to go into the future price of corn. In Kent they had very few claims under the Agricultural Holdings Act, which was there almost a dead letter. Personally, he had only known, during fifteen years, two claims brought under the Act. But there was now springing up a custom of compensating the tenant for feeding stuffs. The area over which it extended was not well defined, but it was certainly coming into vogue.

On many estates there were now printed forms of agreement, containing clauses by which home-grown corn was compensated for; and he did not see why it should not be so, for under the Agricultural Holdings Act a man had only to sell off, say, his barley and buy back the same quantity of barley to get compensation for it.

He agreed that cost should not altogether be the basis on which a valuation should be made; but he did think that something was to be said for cost as a basis.

In the case of cake, there was a difference in its value of something like £3 or £4 a ton. The value of cake, costing, say, £10 a ton, must be more than of that costing only £6 10*s*. The manurial value of English barley, worth 27*s*. or 28*s*., must be more than that of foreign barley, which contained a great deal of dirt and grit, and which was worth, perhaps, only 17*s*. or 18*s*. He thought, therefore, there should be some regard paid to difference of cost.

He, for one, certainly thought that any scale adopted should be a liberal one. He thought the feeding of corn and cake was certainly a thing which land agents should encourage, and that they should err, if at all, rather on the side of generosity. He had found, when dealing with claims for two years, considerable difficulty in getting figures for the first of those years, as the tenant had not, perhaps, made up his mind to quit. It would, he thought, be better in most cases to extend it over four years, if possible, to get the account.

He did not think there need be any great difficulty in arriving at a new scale of compensation. All such matters were regulated in the different counties by bodies of valuers who met a month or so before Lady-Day or Michaelmas, and he thought the proper time to bring forward this question would be at those meetings of valuers.

The PRESIDENT said that although he had not been

able to be present at the meeting in May he had since read Mr. Eve's Paper with great pleasure, and felt sure that the discussion which had followed upon it would form a valuable addition to the *Transactions* of the Institution. He must confess that the subject was one rather outside his own practice, but he could nevertheless fully appreciate the lucid manner in which the case had been stated and the able way in which it had been discussed. He should certainly not overlook the suggestion that the Council of the Institution should take some steps to secure uniformity of practice in valuations between incoming and outgoing tenant, and any suggestions from members as to what form such action should take would be most carefully considered.

It gave him particular pleasure to find the younger members, sons of those whom he had known so long as connected with the Institution, taking interest in the discussions and coming forward to express their views so ably. The younger members of the Institution would always receive every possible encouragement from the Council.

Mr. Eve in reply said that he thought all must agree with Professor Warington that an annual edition of the valuable tables of Sir J. B. Lawes and Sir Henry Gilbert would be most useful.

Professor Warington took exception to some words on page 485: "For every rise or fall of 1*s.* in the price "of corn the manure value (of cake) follows in the same "proportion in the case of Table A." This was not an

arbitrary rule laid down by him, but an arithmetical coincidence, and quite automatic.

On the subject of imperial corn averages, Mr. F. J. Smith thought he had not taken into account the inflated prices due to sale and resale, but as he referred in the next sentence to tail and inferior corn, perhaps the one may be taken to roughly balance the other.

As a reason against the suggested basis of the three cereals, Mr. E. H. Rawlence contended that the price of the feeding cake and other feeding stuffs would rise in about the same ratio as the price of corn. There was often some affinity between the two, but it was not invariably so. He had obtained the weekly prices of wheat and cake for the present year, and while the price of the former was rising the price of cake was actually going down, and was dearer when wheat was 27*s.* 6*d.* in October, than in May, when it made as much as 52*s.* per quarter.

Cake, it might be repeated, is a refuse and the price is largely governed by the demand for oil, but in inverse ratio.

A question was asked by Mr. F. J. Brown to which they would all like an answer, viz.: Why Sir J. B. Lawes deducted as much as 50 per cent. from the total or original manure value of the three principal constituents. Presumably it was for waste, and intended as an average deduction under ordinary circumstances to reduce his tables to practice, leaving it to the valuer to add or deduct as his experience taught him.

He was afraid that Mr. T. A. Dickson, having a special knowledge of the subject, was not very merciful in his criticism.

An annual edition of Lawes' tables would obviate the necessity of valuers wading through the rather long calculations necessary to arrive at the market price of the three principal constituents from the weekly market reports, which, with all respect to the profession, he did not think they would do.

Both Professor Kinch and Mr. Dickson disagreed with the taking of one quarter each of the three cereals, and suggested in the one case as 5 is to 6 is to 10, and in the other as 1 is to 2 is to 3.

He had thought this out, and came to the conclusion, rightly or wrongly, that a given expenditure in manure value would produce a proportionate money increase, whether applied to wheat, barley, or oats, and consequently, the proportion of each actually sown in the country would not affect the question, but by Professor Kinch's suggested proportions his figures would only be increased by 7*d.* per quarter.

With regard to Mr. Dickson's remark that his tables being based on cereals would not be applicable to grass land, it must be remembered that tithe was paid on pasture on a sliding scale based on the price of the same three cereals and not on the price of hay or beef.

A difficulty was anticipated by Mr. John Looker and Mr. Wright in doing away with the present system of paying one-third and one-sixth of the cake bills, as those figures were incorporated in many agreements. He pointed out that if any lower scale were to become general the landlord would be the loser. Similarly, it might be taken that a landlord who covenanted to take in the future certain fixtures at an agreed price would also be a loser if the incoming tenant objected to pay more than their market value.

Such figures as a third and a sixth would, however, be deemed to be "fair and reasonable compensation," and no loss would ensue if it were customary on an estate to insert such proportions in the agreement, as tenants would leave as they entered.

A landlord must lose on converting a "market price" farm into a "consuming price" one, but he was not obliged to make the conversion.

He thought that Mr. Canning somewhat hesitatingly suggested the formation of a committee for the purpose of dealing with this question. Of course he (Mr. Eve) would be very proud if anything so great as that resulted from his Paper, and he was sure, unless some steps were taken (for it was now fifteen years since the passing of the Agricultural Holdings Act), matters would go on drifting as they had done and were still doing.

It had been said by Professor Malden that dung from covered yards ought not to be paid for on a higher scale, as the landlord had gone to the expense of providing those covered yards, but he thought Professor Malden forgot that the landlord would get more rent for covered yards, and should not therefore have a twofold advantage. A new Agricultural Holdings Act was perhaps in contemplation, but they were not here to discuss that matter.

He (Mr. Eve) felt that, as an Englishman, he was bound to obey the law as it stood, and he had written his Paper with this in view and had not tried to theorise as to the future. It was suggested that a tenant should be paid for home-grown corn—he thought every valuer agreed to that principle—but the reason it was not put

in the Act was on account of the great difficulty that would arise in the working of such a provision, and, as long as the Act remained, valuers must keep to its terms.

As a man of experience both in valuing and farming Mr. Robinson spoke with weight; but he had said that if ever he rented a new farm he would take good care that he never paid any compensation. Well, in good times he would not get a farm at all on these terms, and in bad times he might get a good many.

He was afraid that his Paper had created an impression that he was running down the outgoing tenant and holding up the landlord. That was farthest from his thoughts. He had had to do with the workings of a good many valuations during recent years, and he could honestly say that he hardly knew of a case where the landlord had paid part of the outgoing tenant's valuation. In his experience, if things were properly managed, the incoming tenant paid the exact sum that the outgoing tenant received. Compensation required careful adjustment between outgoing and incoming tenants, and the latter were apt to be somewhat neglected.

He could not see that the Agricultural Holdings Act of 1883 had hurt landlords at all. Of course the landlord was *responsible* for payment, and the outgoing tenant looked to him for it, but in nearly every case the incomer actually *paid* the amount.

He felt that his proposed system of basing compensation on the price of cereals had not met with the general approval of members. Sliding scales were always unpopular.

At any rate his Paper afforded to a critic the always welcome opportunity of saying that the reader of a Paper was wrong.

His first object was to attempt to exterminate the present system of paying on *cost*, and all who had taken part in the discussion were agreed on that point.

Secondly, he wished to draw attention to the tables of Sir J. B. Lawes and Sir Henry Gilbert, and to try and show that instead of being treated as book-case ornaments they were in reality meant to be *used*.

Might he for a moment, as a dying attempt, adduce one more, and perhaps the most important, reason why a basis on the price of cereals is not contrary to the intention of the Agricultural Holdings Act?

Previous to 1883, custom in some parts of England, and agreements in others, gave the outgoing tenants a right to a fixed proportion of the amount of cake, &c. purchased and used. In 1883 the legislature made it compulsory that *all* outgoing tenants should be compensated, but in no way clung to the old method of doing this, but invented an entirely new one by using the words, "such sum as fairly represents the value of the improvement to an incoming tenant."

The law thus changed the method, but valuers did not change theirs. Formerly the outgoing tenant ran no risk. He could obtain in certain districts a *fixed* proportion of what he had spent. In 1883, the legislature said (in giving the general run of tenants something which they had not previously possessed), "We give you this new right to compensation, but "only at such a sum as it is worth to the incomer." The *risk* was thus shifted from the shoulders of the incomer to that of the outgoer.

In districts where *tillages* on root crops are paid for, whether there be a good crop or not, the incomer might be said to take the risk, but where it is customary to pay for the *crop* the position was reversed. So it might be said that the Act of 1883 states that compensation shall be paid on the principle of the *Crop* and not on that of *Tillages.*

A tenant who had added to the farmhouse would not necessarily receive what, in his opinion, was a fair proportion of his outlay, but only such a sum as fairly represented the value of the improvement to the incomer, which might be very little.

The majority of members considered that the basis of valuation should be the market price of the three constituents as found in artificial manures. But were they not forgetting the words of the Act, and did they not regard the transaction as one of *buying* and *selling*?

If the Act were silent as to a method he should cordially agree with them, but when an Act of Parliament instructed them to fix the amount of compensation at what it was worth to an incomer, how could valuers be said to be carrying this out by simply basing their valuation on the price of artificial manures, fixed by a very few men in the world connected in a very small degree with England or English farming, and rising or falling through over or under production rather than by reason of a large or small demand?

He thanked the meeting most sincerely for so kindly listening to his remarks and for the generous criticisms which had been made. In his anxiety to convince, he was conscious of having unduly lengthened his reply.

He could not hope that the Paper or the discussion would have any far-reaching effect against the present

easy system of paying on cost, but at any rate it placed once more on the records of the Institution the opinion of certain members—and of their friends and tutors in the matter, the agricultural chemists—that it could not be a right one.

The meeting then adjourned.

Paper 241.
No. 391.

THE LONDON BUILDING ACT 1894 AND THE OFFICIAL SUPERVISION OF BUILDINGS.

By WILLIAM WEAVER, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, December 12th,* 1898.

Robert Vigers (President) in the Chair.

In submitting the following short Paper to The Surveyors' Institution, I am desirous of drawing attention to the London Building Act, and the manner in which it is carried out or enforced, with the view of considering the desirability of extending to London the system prevailing under the Public Health Act in the provincial towns throughout England. Included in the membership of the Institution are a majority of the surveyors connected with the development and management of estates both in London and the country, and such members especially should from their experience be in a position to institute a comparison between London and Provincial procedure in matters of the kind.

Recent unfortunate events in London have had the effect of directing public attention to the Building Act and its alleged shortcomings, and although the aid of the law has been invoked in several cases since the 1st January, 1895, when the new Act came into operation, I consider it would be a slur on the many professional associations (including The Surveyors' Institution) which gave so much time and consideration to the Act when in Bill form, to

admit that its provisions, if efficiently enforced, are not sufficient for the general attainment of the end for which they were devised. Members are aware of the many alterations made in the Bill as the result of the consideration given to it and the very different appearance which it presents in the form of an Act, and it may be fairly assumed that even if the same amount of consideration were given to the amendment of the present Act, the resulting measure would still fall short of perfection and afford ample opportunity for the exercise of legal acumen and expert skill in the interpretation of its provisions.

I am of opinion that the remedy for the defects of the present official system of building supervision in the Metropolis must be sought, not so much in the direction of amendments to the Act itself as in the system of supervision adopted in enforcing it, and it is to this view of the question that I would particularly call attention. During my thirty-nine years' official connection with Kensington, the parish has developed from fields and market gardens into one of the most important districts of the Metropolis, and very exceptional opportunities have thus been afforded of acquiring practical acquaintance with the subject under consideration, not only in the particular district referred to, but in the Metropolis generally.

In the report of the London County Council for 1897, it is set forth that for the purposes of the Building Act the county of London is divided into 64 districts, each superintended by a district surveyor, whose duty it is (according to the said report) to see that all new buildings and all alterations and additions to buildings "are "carried out in accordance with the law." This statement is not correct, for, as I shall point out, the district surveyors exercise no supervision outside the statutes governing their appointment.

The report referred to further states that a standing order of the Council requires each district surveyor newly appointed or reappointed to devote the whole of his time to the duties of his office, and not to engage directly or indirectly in private practice. Of the existing district surveyors, 41 can take private practice, 12 are precluded from private practice in their own districts, and the remaining 11 are, under the standing order above referred to, entirely precluded from private practice. The district surveyors are remunerated by fees in accordance with schedules attached to the Building Act, and during the year covered by the Council's last report these fees amounted to the sum of £47,748 10*s.* 4*d.* The Council has power, under Section 158 of the Act, to substitute a fixed salary in lieu of fees, abolishing the latter and charging the salary to the County Fund.

Prior to the passing of the order prohibiting private practice, the office of district surveyor was sought, not so much for the direct income attaching to it, but for the opportunities afforded for enlarging the private practice of the official. A district surveyor acting as architect for a building in his own district is required to give notice of the fact to the London County Council, who appoint another district surveyor, generally from an adjoining district, to see that such building is erected in conformity with the provisions of the Building Act. After a short interval the positions are possibly reversed, and the first-mentioned district surveyor finds himself officially supervising the work of the *pro. tem.* district surveyor in *his* district. There can be no doubt that it is bad in principle for any public official to be allowed to engage in private practice in any way connected with his official work, and doubtless the London County

Council acted wisely when they passed their resolution prohibiting district surveyors thereafter appointed from engaging in private practice. It is somewhat curious, however, to observe how this restriction actually works When a new district surveyor is required, candidates for the position are invited by advertisement and, in response, applications and testimonials are sent in to the Council. Each candidate must have passed the qualifying R. I. B. A. examination; but beyond that equal gauge, the comparative merits of the candidates are assessed upon the skill and ability they have shown in the past exercise of their profession, and, in the result, an architect is appointed who has established some reputation for designing and planning buildings; and the situation does appear somewhat ironical, when it is considered that the newly-appointed surveyor must no longer exercise the talents which have secured him the appointment, but must, as it were, wrap them in a napkin and relegate them to unprolific burial.

The man who has gained a name for designing a good elevation and getting out a clever plan is forthwith to stifle his own aspirations and inspirations, and be content with looking after the height and thickness of walls, &c. and other dry provisions of the Building Act.

It is to be presumed that such self-sacrifice is loyally acquiesced in, but this castration of professional ability is for some reasons to be deplored. The training necessary for the production of a good architect is not required for and should be different from that of a building surveyor, in whose case the skill to plan and design, which is a necessity in the architect, is not so much required as a thorough acquaintance with building materials. A knowledge of strains and thrusts and of workmanship

is much more desirable than expertness in the more artistic branches of the architect's profession.

In 1885, in response to an order of my Board, I presented a report embodying suggestions for improving the local public work of the Metropolis. Most of these suggestions have subsequently been carried into effect by legislative enactment, but among the recommendations awaiting adoption is one for the transfer to the local authorities of the Metropolis of the duties now discharged by the district surveyors. I am of opinion that public benefit and administrative economy would result from the adoption of this recommendation, and I strongly urge that, in any scheme for the reform of the local government of the Metropolis, the proposed District Councils should be entrusted with the supervision of building operations in their several districts.

The policy of the proposed transfer has received the endorsement of the Metropolitan Vestries, as will be seen from the following statement of past action in the matter.

As a result of two meetings convened by thirty-four Metropolitan Vestries and District Boards, and held at the Town Hall, Chelsea, a memorial was forwarded on the 5th August, 1890, to the Prime Minister, stating (paragraph 4):

"That in the opinion of this Conference the office " and functions of the district surveyor under the " Building Acts should be in the hands of the local " boards and their officers, with an appeal to the London " County Council."

On the 28th of February, 1896, a conference took place between delegates from the London County Council and from the several Vestries and District Boards to consider, in view of contemplated changes in

the government of London, what powers should be allocated respectively to the central and district authorities, and a resolution was carried similar in effect to that set forth above. The London County Council representatives did not vote on this resolution, and the Committee of the Council subsequently reported adversely to the view adopted by the Conference, and that recommendation of the Committee has since been confirmed by the full Council. This line of action, however, was only to be expected, as the Council has always been opposed to parting with power, whilst showing a ready disposition to undertake new functions—the more important the better. On the 16th of March, 1894, in giving evidence before the Royal Commission on the Amalgamation of the City and County of London, I submitted (*inter alia*) the following statement :—

" Upon the occasion of the delegates from the Con-
" ference on the Public Health (Amendment) Bill wait-
" ing upon the Local Government Board, on the 25th of
" June, 1891, the Right Hon. C. T. Ritchie stated that
" it was his desire and intention in the District Councils
" Bill, which he hoped shortly to introduce, to enlarge
" the scope of usefulness and responsibilities of the local
" authorities. In connection with such statement it
" may be fitly asked, what duty more desirable and im-
" portant can be cast upon the local authority than the
" responsibility of seeing that the buildings within its
" district are erected in a sound substantial manner
" suitable for human occupation, with due regard to fire
" risks and health risks of the general community ? As
" urged in the memorial above referred to, all such work
" should be vested in the local authority, as is the case
" in provincial towns. Drawings for each new building
" should be deposited, the intended drainage, depth of

" foundation, line of frontage, open spaces, water supply,
" and sanitary arrangements should be clearly shown.
" Upon the said drawings being approved, the work
" should be executed under the supervision of the local
" authority, and on satisfactory completion a certificate
" given, which could be affixed inside the building.
" Such certificate would be of great advantage, both to
" the owner of and the individual contemplating resi-
" dence in the house. Unauthorised alteration of the
" drains or sanitary arrangements, when completed as
" aforesaid, should be punishable at law. At the present
" time, after a drain has been completed, tested, and
" passed by the Vestry's officials, there is nothing to
" prevent the occupier or other person making, without
" notice, some alteration which may entirely destroy the
" perfection of the drain.

" In effecting any change on the lines hereinbefore
" advocated, Parliament would, of course, take care that
" no injustice should accrue to the present district sur-
" veyors, and the work of the future would have to be
" safeguarded by precautions being taken to ensure proper
" knowledge and experience on the part of the officials
" undertaking the transferred duties. One of the risks
" under this head is in the case of small districts where
" the work is not sufficiently extensive or responsible to
" justify the appointment of a properly qualified man at
" a sufficient salary to give the whole of his time to his
" public duties. No public surveyor should be allowed to
" practise privately; the defects of such a dual system
" are well known and need not be dilated on here.

" The above difficulty (as to small districts) may be
" met by uniting two or more together, so as to create
" districts with a population of about 200,000 each.
" Such an enlarged district could afford to pay for

"the whole time of a properly qualified surveyor or "engineer, who would have no difficulty in finding "ample scope for the useful employment of his skill. "The work of a fairly large district can be better and "more economically executed than that of a very small "district, especially where the local authority performs "its own work, instead of executing it by the aid of "contractors."

It will be seen from the preceding extract that my desire was to protect the present district surveyors from any unjust treatment, and I would take this opportunity of assuring those gentlemen—many of whom I am pleased to count as personal friends—that I have always been careful, when advocating the transfer of their duties, to emphasise the necessity of protecting their interests in the event of any change of the kind being effected.

It is possible, of course, that some individual cases of hardship may occur, but to anyone acquainted with the building work of London it must be apparent that the duties of district surveyor and parish surveyor should be discharged by one official, corresponding to the borough engineer and surveyor in the towns throughout the rest of England. If the two offices were amalgamated the district surveyor would in some parishes probably be the best man to discharge the duties of the combined office, and in other parishes the present engineers and surveyors would be fully equal to the task. At any rate individual interest must not be allowed to stand in the way of public advantage, and if the latter demands a change, there will be no more difficulty in getting qualified engineers and surveyors for the London District Councils than is experienced in the large towns throughout the Kingdom.

These points I strongly urged when reporting to my Board on the London Streets and Buildings Bill, as the following extract will show :—

(Extract from Surveyor's Report to the Vestry of Kensington, dated 27th December, 1893. Paragraph 57.)

"It is a bad system to have two district surveyors, "one responsible to the Council and the other serving "the local authority, and both going over the same "ground and, to a certain extent, over the same work "The two officers should be rolled into one, responsible "to the local authority, and discharging the same "duties as now performed by the borough surveyors "throughout the kingdom. The Vestry will understand "that the suggested amalgamation of offices is not pro- "posed in the interests of the professional class of which "I am a member, but is simply made in the interest of "the government of the Metropolis. Many of the "district surveyors are better qualified to undertake "the work of the local surveyors than the latter are to "absorb the functions of the former, but whenever such "assimilation of officers does take place, properly "qualified men would be appointed to each locality, and "that without injustice to any present surveyor, district "or local."

In view of the general unanimity of the present local authorities on the question, the Members of this Institution can hardly fail to be convinced that it is for the advantage of the public generally and for the convenience of the profession itself that the proposed change of administration should take place. In support of the policy of change, I would submit the following considerations which have induced me to propose the suggested transfer of powers and amalgamation of duties under the Building Acts and Metropolis Management Acts.

I am distinctly of opinion that anyone desirous of developing an estate or erecting a building should be able to ascertain at the town hall of the district everything required by the public authorities relative to such building or estate. At the present time an applicant is informed on attending at the town hall that he must give the Vestry seven days' notice before commencing the excavation of foundations, and must give concurrent notice to the district surveyor as to commencement of building operations and submit drawings of the proposed buildings for the approval of the district surveyor, but the local authority has no power to call for such drawings, the seven days' notice to them being only required in order to afford an opportunity of serving a counter notice to keep the foundations up to a certain level, so as to insure proper drainage.

Should the applicant desire to develop some building land he is referred to the London County Council, to whom he must first submit (in duplicate) plans of intended roads. The County Council forward one of the copies to the Vestry, and, guided more or less by their recommendation, approve or refuse them. Having received sanction to his plan for laying out the roads, the applicant becomes anxious to construct sewers, and is then told to send in duplicate plans to the Vestry, who, upon approving them, forward one copy to the London County Council for their sanction. After this double reverse process, generally taking considerable time, the applicant, having succeeded in getting his plans of roads and sewers passed, proceeds to build, generally constructing the sewer first, this work being carried out under the supervision, and to the satisfaction of the Vestry. The foundations of the buildings are then proceeded with, the vestry surveyor attending to look after the level and frontage line.

Simultaneously, the district surveyor attends to look after the foundation site with regard to the necessity for concrete and the thickness of walls and spread of footings.

The attendance of the vestry surveyor then ceases until the house drainage work is commenced, of which seven days' notice has to be given to the Vestry, under whose supervision the whole of the work (in addition to water supply) has to be satisfactorily carried out. In alterations to buildings and in the erection of blocks of flats, building work and sanitary work will be found progressing simultaneously, and the district surveyor may be found looking after the proper construction of a wall, while the vestry surveyor is seeing to the soil-pipe attached to it. Generally speaking, in the majority of buildings, the drainage work is executed after the carcase of the building is completed, and it may be found, as in past cases, that the building, though erected in accordance with plans passed by the district surveyor under the Building Act, does not conform to the by-laws framed under the Public Health Act by the London County Council, and enforced and supervised by the Vestry. Several such cases having occurred in Kensington, the London County Council were requested (16th March, 1894) to furnish the district surveyors with copies of the by-laws under the Public Health Act, with an instruction not to approve plans submitted to them under the Building Act when such plans showed intended violations of the Council's by-laws. The Council in reply (14th April, 1894) considered it inexpedient to give such instructions to the district surveyors, whose duties were prescribed by the Building Acts. In consequence, at present it occasionally occurs that notice has to be served by the Vestry requiring a newly-built

structure to be altered and amended in order to meet the requirements of the Council's by-laws.

Further overlapping supervision and occasional clashing arise with respect to lines of building frontage and the laying out of new streets, and also in relation to arches or vaults under public ways. With regard to the former, the district surveyor is entitled to special fees under Section 155 of the Act, and as to the latter the fees are fixed under Schedule 3, Part I., of the Act.

Concurrently with the district surveyor's supervision of frontage lines and of the laying out of new streets, the Vestry's surveyor is exercising similar supervision, with the additional work of setting out the levels of the new streets and their intersections. With regard to vaults under footways, the district surveyor's duty is limited to looking after the brickwork in relation to the span of the arch, and he has no power to disapprove any work provided it fulfils the conditions laid down in the Building Act, but the Vestry's requirements, which *their* surveyor has to enforce, may demand 50 per cent. thicker head walls set back two feet from the kerb line, backed up with concrete, with two feet of space for electric, gas, and water mains, &c., left between the crown of the vaults and the paving.

Again, with regard to setting back buildings to be erected on open spaces within twenty feet of the centre of the road, both the district surveyor and parish surveyor have corresponding duties, and it occasionally happens that the former, in approving building plans submitted to him, loses sight of the fact that the abutting highway is under the full width, and the parish surveyor has afterwards to stop the building work in progress.

If the work of the proposed new District Councils for

London followed the course of procedure adopted in all other towns throughout England, these difficulties and cases of overlapping jurisdiction would not occur. In Leeds, Birmingham, Manchester, &c., by attending at the borough or town surveyor's office anyone can obtain all information necessary for his guidance in carrying out any building operations, and the advantages of this simplicity of procedure should not be denied solely to the metropolitan districts, many of which at the present time exceed in population and rateable value most of the provincial towns possessing the advantage of self-government.

Another difficulty under the present system in London arises from the district surveyor having no knowledge of or responsibility as to the sewers. Plans for buildings at the rear of old houses are approved by him, notwithstanding the existence of sewers running under the site of the new building, which it is illegal to erect in such position, but which unless discovered by the Vestry within six months from completion cannot be demolished. The connection of the district surveyor with any new building ceases on its completion and the payment of his fees ; there is no subsequent periodical inspection to detect violations of the law after the completion of the building. If such inspections were made I suspect that many infringements of the Building Act would be discovered, notably the erection of sheds and buildings in back yards, with consequent increased fire risks and reduction of air space. If the Building Act was administered by the local authorities the drawings of each building would be lodged with them ; such drawings would show the situation and construction of the building, its drainage, sanitary adjuncts, water supply and open spaces attached to the premises, and the

present officers to the local authorities in making their regular inspections at short intervals would be able to note any recent alterations to the premises.

As before stated, the district surveyors are remunerated by fees, out of which their assistants have to be paid, and it is unreasonable to expect the surveyor to provide and pay a body of perambulating assistants, to the serious diminution of his nett income. I believe I am correct in stating that most of the cases of dangerous structures are notified to the district surveyor by the vestry surveyor, and it must be borne in mind that the district surveyor is not entitled to charge his fee for surveying any dangerous structure until directed by the Council to make such survey, as under Section 103 of the Act the existence of the dangerous structure must be notified to the Council before an instruction for its survey is given by them. Under the present system too much is left to chance; it is nobody's duty to find out or discover dangerous structures, and the collapse of a building may be the first intimation of its dangerous condition.

I am of opinion that no fees should be charged in respect of new buildings or dangerous structures. At the present time the supervision of drainage and sanitary work, water supply, and regular sanitary inspection are undertaken by the local authority and the expense thereof borne by the rates, and I fail to see any sound reason why one principle should not apply to the whole work of supervision.

In amending the local government of the Metropolis, it is very desirable that the responsibilities and duties of the District Councils should be enlarged beyond their present scope and limitations, in order to dignify the position of the members and raise the status of the chief

officials. The latter should not, of course, become the masters of the Councils, but at the same time they should be able men, fitted to discharge their duties fearlessly without any sacrifice of independence.

In support of my opinion as to the desirability of raising the tone of local administration, I would refer to the report of the Royal Commission on London Government (hereinbefore alluded to), and to the remarks made on the 25th June, 1891, by the Right Honourable C. T. Ritchie on receiving a deputation of delegates from a conference on the Public Health (Amendment) Bill. Mr. Ritchie (as I have mentioned) stated that it was his desire and intention in the District Councils Bill, which he hoped shortly to introduce, to enlarge the scope of usefulness and responsibilities of the local authorities The report aforesaid of the Royal Commission states (page 17):

"P. 47. We have now to consider what the functions "of the new Corporation should be and its relations to "the subordinate local authorities, especially to that of "the Old City. As we have already intimated, we think "the resettlement of the government of the Old City "should be made on lines which are capable of being more "or less rapidly adopted in the other component parts of "London, so that the organization may be regarded as "an example to be followed."

"P. 48. In developing this principle, we think that "everything possible should be done to maintain the "strength, authority, and dignity of the local bodies of "London; and that in the partition of functions between "the Corporation of London and local authorities the "former should be relieved of all administrative details "for which its intervention is not really necessary, and "the latter should be entrusted with every duty they

" can conveniently discharge. In the case of doubt, our " inclinations would lean to the allotment of functions to " the local bodies, and we believe that, in cases where " uniformity of action is necessary, this may often be " best secured by giving to the Corporation the authority " to frame by-laws which should be locally administered, " with provision, however, for the intervention of the Cor- " poration to secure their enforcement should they be " neglected."

I therefore submit that the interests of the community would be served by casting upon any new District Councils to be created for the future local government of London, the duties now discharged by the district surveyors under the London Building Acts, and that the cost of carrying out such duties should be a charge upon the general rate of each district.

Finally, I beg to assure the members of the Institution that in recommending the foregoing alterations or reforms I have no personal object to gain—my official career is rapidily approaching its termination—and I simply place my views on record as honest convictions resulting from a life's working experience; and I am strongly of opinion if the District Councils Bill for the improvement of the local government of the Metropolis is shortly introduced (as promised) into Parliament, it should provide for the single, complete, systematic, and regular supervision of all buildings on the lines I have advocated.

Mr. T. Blashill (Fellow) said he thought he was only expressing the feeling of all members present in proposing a vote of thanks to Mr. Weaver for his very able and interesting Paper. Mr. Weaver had had an exceptional experience on this particular question,

and he had embodied the results of that experience in his Paper. But, while he proposed a most hearty vote of thanks to the author, he could not promise to agree with all his arguments.

In the Paper, Mr. Weaver indicated that the administration of the Building Act might be better left to the Parish Councils, but he should like a little clearer evidence of how such a system would work. No one was better qualified, by training and knowledge, to speak on parochial matters than was Mr. Weaver, in view of his long experience of urban development.

It was perfectly true that the report of the Council laid it down that the duty of the district surveyors was to see that building operations were carried out in accordance with law, and he wished that Mr. Weaver had more clearly indicated in what respect he thought that their powers or their services were deficient. It was true that there were one or two things relating to building which did not come within the duties of district surveyors, but they were generally so minute that they might be dismissed as unimportant.

The district surveyors who were now debarred from private practice by the alteration which took place about nine or ten years ago numbered some 13 out of 64, or, roughly speaking, one-fifth of the whole number.

The rule had been made after very careful consideration of all the circumstances by the Council, and one need not now question its expediency.

He must confess that he was a little surprised to find it stated in Mr. Weaver's Paper that "prior to the passing "of the order prohibiting private practice, the office of "district surveyor was sought not so much for the "direct income attaching to it, but for the opportunities "afforded for enlarging the private practice of the

" official." That hardly represented, he thought, the best type of district surveyors as he knew them.

He (Mr. Blashill) had been a district surveyor for some ten years, and during that time had been asked three or four times to undertake some small work in his own district. He did so once, and found reason to regret it. There was really so very little of that kind of business done that it was hardly worth mentioning.

To quote from Mr. Weaver's Paper: " A district " surveyor, acting as architect for a building in his own " district, is required to give notice of the fact to the " London County Council, who appoint another district " surveyor," and it was suggested that the possibility that a few days after the position might be reversed indicated that the system was wrong in principle. But this meant, if anything, that the two gentlemen employed, although presumably honourable men, depending for their position on their professional reputation, had consented merely to play into each other's hands. If it did not mean that it meant nothing. He felt he could leave the question safely in the hands of the members of the Institution, with a firm confidence of what their answer would be.

He did not wish to be captious, but he noticed Mr. Weaver's remark that district surveyors were often selected on account of their proficiency in design. His own experience was that a candidate for a district surveyor's position relied not so much on his skill in design in the carrying out of a building as on the more sober details of construction.

His experience had been that knowledge of construction was the basis on which most candidates for such posts founded their hopes and their claims.

He could not agree that the training of an architect

was not necessary for a district surveyor. The Paper said "the training necessary for the production of a "good architect is not required for and should be "different from that of a building surveyor." But what had a district surveyor to do? He must, beyond a good general knowledge of building, understand the duties thrown upon him in respect of public buildings, and be actually responsible for all the public buildings within his district. "Built to his satisfaction" was the test; and recent legislation had much increased the seriousness of that responsibility in respect of important buildings. The increasing size and the complication of the parts of modern buildings had added new items of responsibility, and had made still more demands on the architectural knowledge and experience of the surveyor. It seemed to him that no one but a trained architect could properly deal with such questions. He did not know what a parish surveyor, whose fitness was not proven by examination or in any other way, might be able to do when complicated questions came before him, as they often must, or how he would be listened to if he came before the Tribunal of Appeal, which was composed, not of engineers or surveyors simply, but of three architects, one of whom, happily, added to his qualification that of a barrister as well.

He was a little sorry to notice that Mr. Weaver said in his Paper, "The London County Council representa- "tives did not vote on this resolution [28 February, 1896] "and the committee subsequently reported adversely to "the view adopted by the conference"—*i.e.* the conference with the Vestry delegates. It was, he thought, unfortunate that the committee of the Council could not agree with them, and that their adverse recommendation had since been confirmed. But, said Mr. Weaver, "This line

" of action was only to be expected, as the Council has " always been opposed to parting with power." He ventured to think that he knew as much of that matter as anyone, and he might state the history of the case thus: the officers of the Council were distinctly instructed by the committee to look carefully into these matters and to pick out, if they could, anything that might be handed over to the Vestries.

They desired the help of those officers, not with a view to retaining work in their hands, as that statement implied, but in order to see if some of it could not more properly be delegated to the District Council.

He certainly agreed that the districts should be large. A population of 200,000 made up an important district: he would not refer to any smaller and perhaps corrupt districts, of which better things might have been hoped.

It had been said that it was a bad system to have two surveyors with overlapping powers, but, as a matter of fact, there was only one office of district surveyor which was created by statutory enactment of Parliament. He had heard that certain vestry surveyors had put the words "district surveyor" on their door-jambs. It might be a harmless practice, and he did not object to it, but it was no certificate that they were district surveyors; and did not give them the responsibility or qualifications of district surveyors.

He did not see very much in the objection that the builder, who was generally not a novice building a house for once in a lifetime and having to learn everything, should have two places to go to to give notice. If he could get his bricks, lime, sand, and ironmongery at the same shop it would be much better and more convenient, and in the same way he might make one office do; but

that was not the present condition of things, so far as he knew.

He thought, with regard to frontage lines that there was some little mistake. He might be wrong, but a district surveyor no doubt had to look after the frontage line of the buildings and land. He thought Mr. Weaver might better have said that the duty of a vestry surveyor was to look after the frontages of the streets. That was his duty, and the two officers were usefully appointed to look after two different things. If the one made a mistake the other would help him to correct it, and he did not see why there should not thus be two authorities to look after frontages.

As to parish surveyors, he should be sorry to say anything reflecting upon them, and Mr. Weaver would be the last to suppose that he would allude adversely to them. The Paper assumed that the majority of estate surveyors belonged to the Institution, which he was glad to know to be the case, but out of forty-five London parish surveyors only eight had joined The Surveyors' Institution. That might reflect either on the Institution or upon them (he would not venture to say which), for he did not know what examinations they were called upon to pass.

In a light and airy way Mr. Weaver alluded to the statutory examination of the Royal Institute of British Architects, which all district surveyors had to pass, and continued, "Apart from that, what qualification have they?" But these examinations were a serious part of the business, and it would not be wise to set aside or make light of such qualifications until something even more practical could be suggested to take their place. The public were entitled to demand that surveyors should be qualified by passing some test and by holding some certificate of

competence. It was, he thought, very essential that a parish surveyor should be independent even of the Council itself, but he was afraid that all parish surveyors would hardly come up to this standard.

He remembered a case some years ago where he was erecting a building for a client, and received a message that the work had been stopped peremptorily by the Vestry because it was contrary to the Building Act. He went to the authorities at Spring Gardens, who saw nothing the matter with it, and then went to the district surveyor, who also found no fault with the suggested arrangements. The committee was ruled by a rather strong-headed chairman, and the parish surveyor told him that it was all done by order of this chairman. But he (Mr. Blashill) simply went on with his building, and he had heard nothing more of the difficulty; but that afforded an instance of the independence of a parish surveyor. It was worth noticing, he thought, in that connection, that the question under discussion was not only the fitness of the district surveyor, but the unfitness of the District Councils to manage these matters. He could mention two or three large parishes in London in which an attempt had been persistently made to get the front gardens, intended to be kept open, covered by buildings, and great evils had consequently arisen. To mention one point—and in mentioning it he spoke of what he knew, and did not give his opinion only—in some districts the work of checking the encroachment of builders on open spaces was so badly done, that it was necessary for the Council to obtain concurrent powers, in order to act in case of default of the local authority; but still in many instances complaints arose of encroachments which, without doubt, should be stopped. A vestry case was at the moment

more particularly in his mind in which the Council had naturally stood aside while action was taken. At a certain point these proceedings were dropped, and, so far as he knew, the only reason given was that a certain gentlemen had gone on the Vestry in the meanwhile. In another case, he was himself told by a man whose work he was inspecting that he intended shortly to go on the County Council, and that he would then be in a position to look after him (Mr. Blashill), or words to that effect. He only mentioned that to show the kind of thing which might happen, and he was afraid sometimes did happen.

The question of dangerous structures was really an important one. Mr. Weaver seemed to be afraid that a good many houses were in a dangerous state long before any notice was taken of their defects. He had taken pains to look into that matter, and he hardly knew an instance of an accident having happened through any negligence of the district surveyor. The indiscriminate reporting of imagined cases of danger was a continual source of unnecessary anxiety to the Council and its officers at Spring Gardens.

He did not know whether Mr. Weaver realised that if the change which he advocated were brought about the parish surveyor would have to do the work personally. There was no doubt about that, and in one part of the Paper this was recognised. There was nothing that the Council and Parliament had been more anxious about—as he knew from having given evidence on the subject, and from his Committee experience—than that the personal services of the officer were to be secured, and there was nothing more clear than that the work was not to be deputed to a clerk or a low-paid official. It was considered far too important, and with that view Parlia-

ment had made the district surveyor independent, and it had been made his duty to do the work himself.

Did Mr. Weaver himself mean that he should hand the work over to somebody else? He could hardly mean that, for one of the objects for which this change was advocated was clearly set forth where he said, "In "amending the Local Government of the Metropolis it "is very desirable that the responsibilities and duties of "the District Councils should be enlarged beyond their "present scope and limitations in order to dignify the "position of the members and raise the status of the "chief officials." How was that to be raised? By sending clerks round to look at buildings? He failed to see it, and he could not think that Mr. Weaver meant anything of the kind.

He was sorry that he was not in every case able to agree with Mr. Weaver, but he did not the less heartily thank him for having brought a difficult and interesting matter so ably under the notice of members in order to elicit a discussion upon it.

Mr. Alexander Payne (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Weaver, for the Institution was common ground on which the parish surveyor and the district surveyor met, and he thought it was very useful to have such matters discussed, although he must admit that from the beginning to the end of the Paper there was hardly a single word with which he could honestly agree.

The Paper seemed to be an attempt to muddle up together two totally distinct professions requiring a totally different training.

In small country towns there would sometimes be

found an aspirant to universal knowledge who would put up a large board, "A. B., Estate Agent, Civil Engineer, "Architect, Auctioneer, Undertaker," &c., but probably proficient at none of those businesses.

But the larger the town and the more important the duties the more the work was subdivided. The work in dealing with sewage belonged most properly to the duties of the civil engineer. It was a profession by itself, and it was quite enough in a metropolis like London to employ one set of officials directed by specialists of acknowledged ability as engineers, and it fell in well with the road-making and similar duties now under the local authorities, which did not require an architect's supervision.

But the carrying out of the London Building Act required the training of an architect, and here he totally disagreed with the author of the Paper, who said, "The "training necessary for the production of a good archi- "tect is not required for and should be different from "that of a building surveyor." The term "building "surveyor" was rather vague, but he presumed the author meant in this case a district surveyor under the Building Act. A short reference to the Act showed what some of the duties of this surveyor were. Section 78 ran: "Notwithstanding anything in this Act, every "public building including the walls, roofs, floors, galleries, "and staircases, and every structure and work constructed "or done in connection with or for the purposes of the "same, shall be constructed in such a manner as may be "approved by the district surveyor;" while by Section 5 (27) public building is thus defined: "'Public building' "means a building used or constructed or adapted to be "used as a church, chapel, or other place of public worship, "or as a school, college, or place of instruction (not being

" merely a dwelling-house so used), or as a hospital, work-
" house, public theatre, public hall, public concert-room
" public ball-room, public lecture-room, public library, or
" public exhibition-room, or as a public place of assembly,
" or used, or constructed, or adapted to be used for any
" other public purpose ; also a building used or constructed
" or adapted to be used as an hotel, lodging-house, home,
" refuge, or shelter, where such building extends to more
" than two hundred and fifty thousand cubic feet, or has
" sleeping accommodation for more than one hundred
" persons." In all these cases the authority of the district surveyor was paramount.

In addition to these duties, there were the surveys of dangerous structures, oriels projecting over the public way, arches over and under the public way, and so forth.

Was it possible for any one without the training of an architect to carry out those duties satisfactorily ? Could they be carried out by a sanitary engineer, whose chief experience had been in sewage works ? He must necessarily relegate them to architectural assistants, to whom they were far too important to be entrusted.

Then there were the legal duties. The district surveyor, from his acquaintance with the Act, was called upon to attend at the police courts, and conduct cases to enforce the carrying out of the law ; legal assistance was not employed in nine cases out of ten, and when it was necessary it was generally furnished by solicitors at the Council, who were constantly engaged in such cases. Was each parish to employ a staff of solicitors for this ; or was it to be done by the civil engineer, who the author proposed should undertake the duties of the district surveyor ?

Important buildings were nearly always designed by architects, and what would architects say to having their designs put under the control of some one who had not had the same training as themselves, and consequently was really not capable of forming an opinion about them? Architects would often have several interviews with the district surveyor about their buildings and thoroughly discuss all the plans with him before a brick was laid.

Where the district surveyor was a practising architect he generally had two offices, a central and a local one, and it was a great convenience to the architect to be able to see the surveyor at his central office without having to make frequent journeys to the local one in the suburbs before the works were started.

Then as to reporting on dangerous structures and the shoring of buildings in a dangerous state, could this sort of work be done by men who had not been all their lives conversant with the various problems of construction?

The writer of the Paper commenced by assuming that the present system of supervising buildings was bad, and he said that this was not the fault of the law, but of the way in which it was carried out. He went further, and said that "prior to passing of the order pro-" hibiting private practice, the office of district surveyor " was sought, not so much for the direct income attach-" ing to it, but for the opportunities afforded for " enlarging the private practice of the official."

Now what were the facts of the case? The system of appointing practising architects as district surveyors had obtained since the passing of the Act of 1855 and longer, and more than one-half of this vast metropolis

had been built under that system, including most of its numerous public buildings and a number of mercantile and domestic buildings, altogether without a parallel in the history of the world.

Of course accidents would happen with the best regulations, but was it not a fact that London would compare favourably with any other city in its freedom from accidents from failure of buildings and immunity from wholesale devastation by fire? Referring to dangerous structures, Dr. Longstaff, whom one might almost call the father of the London Building Act of 1894, said not long since that serious accidents were almost unknown owing to the skill of the officers who had to supervise the work; and Sir John Hutton, ex-chairman of the London County Council, expressed his opinion at a recent discussion that the present system had worked very well in the past, and that district surveyors were above suspicion and carried out their work most efficiently.

Those were the opinions of men qualified by their experience to speak with weight, and they showed the value of the sweeping criticisms of the author of this Paper.

The assertion that the office was sought for increasing private practice practically amounted to saying that some 200 or 300 men of some eminence in a sister profession to the author's, including several presidents of the Royal Institute of British Architects, had taken such posts practically under false pretences. On behalf of himself and his colleagues who had the right to private practice, he gave that assertion a most unqualified and emphatic denial.

With regard to the question as to whether the dis-

trict surveyor should be allowed to practice privately, the author said, in a general way, that the evils of such a system were well known, and need not be stated. What, he would ask, were those evils? A Parliamentary Committee sat for some days on this point with the best expert evidence before them, and came to the conclusion that the status of the district surveyor should not be altered, but that he should remain a practising architect. That was now the law, provision being made in the Act of 1894 for district surveyors to practise as architects; so it seemed that those who had the best opportunity of judging did not come to the same opinion as the writer of the Paper.

When the Metropolitan Board of Works went out and the London County Council came in, there was a strong tendency to alter everything, and a condition was made that new district surveyors must give an undertaking not to practise on their own account or they would not be eligible.

This was apparently regarded as a mere detail, but it really was completely opposed to the Act and to the recommendation of the Parliamentary Committee. The alteration could not be said to have worked well, for there had been a falling off in the number and position of candidates for the office since the change was made, though the size of the districts had been doubled.

He held very strongly the opinion that a mistake was made in departing from the provisions of the Act and the recommendations of the Parliamentary Committee in this matter, and that a practising architect made the best district surveyor, his practice as architect being the very best training to carry out properly the work of supervising building operations. Moreover, he occupied

a position which made him more free from temptation to corruption. He might say that it was a remarkable thing, considering the number of appointments that have been made during the last half-century, that he could not remember a single instance of a charge of corruption being brought against a district surveyor under the Building Act.

But might there not be some danger of corruption if the district surveyors were subordinate officers under the local authorities, which is what the proposals in the Paper amounted to? He had known a district surveyor pursued with relentless animosity for years by a man of great influence with the local authority, because in the exercise of his duty he had been obliged to take proceedings against this individual for offences against the Building Act. He was not sure that this campaign against district surveyors did not owe its origin to those builders and owners of small property who had been heavily hit by the provisions of the Act, who were often members of the local authorities, and who would never be satisfied unless the law was administered by some officer who neglected his duty as far as they and their property were concerned.

Moreover, the difficult question of remuneration in an appointment where the fees in a district might vary as much as 5 or 7 to 1 was met if the district surveyor was a practising architect. If the district were a very busy one the practising architect would devote more time to the district and less to private practice. If the district fell to its lowest ebb and the remuneration was small, the practising architect was not tempted to squeeze the district to make a living, for, not having so much to do in his public capacity, he could devote more time to private practice.

The suggestion in the Paper that the surveyor should be paid from the rates and not by fees charged on the builders, would simply mean that part of the cost of all new buildings and alterations would be thrown on the already overtasked ratepayer, who, he believed, would vote solid against such a suggestion. Moreover, the principle that the fees depended on the work was an inducement to the surveyor to attend closely to his duties. The author would make the districts depend on population and pay the surveyor a salary, but the work under the Building Act did not depend upon population at all. There might be a populous district and one of bare fields adjoining, each of the same size, and if the thinly populated district was being laid out for building there would be ten times as much work in it as in the populous district, where there might be very little to do. Again, a new street or public improvement might suddenly make a quiet district a very busy one, and payment by regular salary would result in all sorts of anomalies in the way of large remuneration for little work, and vice versa; in short, there would be no sort of relation between the work and the pay.

No doubt the condition that the surveyor should not practise privately was made with the best intentions, but the only reason he had ever heard given for it was that an architect in large practice would neglect his district or relegate the work to his clerks. If this had ever happened he thought it had been in such few cases as to prove that it was not the fault of the system but of the individual, and could be dealt with by the Council asking any surveyor to resign who could be proved to have neglected his duties.

London was altogether unique in its circumstances and extent, and the importance of its buildings and in

having a Building Act entirely for itself, which could only be administered efficiently and without favour by practising architects of considerable standing, under one central authority and one superintending architect as devised by the present law.

On page 78 the author gave the reasons why he proposed these sweeping changes. "In amending the local "government of the metropolis, it is very desirable that "the responsibilities and duties of the District Councils "should be enlarged beyond their present scope and "limitations in order to dignify the position of the "members, and raise the status of the chief officials."

To obtain this worthy object the public were invited to throw overboard a tried system which had worked well for half a century, under which enormous results had been achieved; to throw a fresh heavy burden on the rates, to deprive themselves of all the security they now enjoyed from efficient administration of the Building Act, and to make the crude experiment of setting men to do work for which they were not qualified by previous education and experience.

It did not seem reasonable to muddle up in the same individual a borough engineer, architect, and sanitary inspector, a sort of "jack of all trades," and to entrust him with the lives and property of five millions of people in the largest metropolis in the world.

Mr. William Woodward (Fellow) said before he spoke on the Paper itself he should like to thank Mr. Weaver for his very interesting suggestions, which came opportunely at a time when the subject of the supervision of buildings by officials in London and throughout

England was engaging very considerable attention In a recent letter to the *Times*, Mr. Eustace Balfour, the architect to the Westminster Estate, complained of the supervision of buildings in London, and said: "Relaxa-
" tion of rule must itself be the rule. Wide powers of
" legislation are essential to sanitation in the highest
" sense of the word." Last Friday, at a meeting of the Royal Institute of British Architects at Birmingham, a Paper was read on practically these same lines by Mr. W. Henman, who pointed out the necessity, so far as his experience went, of making some better provision than now existed in Birmingham and the surrounding districts with regard to the supervision of buildings.

Coming to the Paper itself, he was sorry to have to say that, notwithstanding his respect for the opinions of Mr. Blashill and Mr. Payne, unless he (Mr. Woodward) had misread the Paper, he thought they had absolutely and entirely misapprehended the object with which it had been written. As he understood it, the author had never proposed to substitute a vestry surveyor for a district surveyor. He had not said, so far as he could see, that the work of the district surveyor had been badly done. What Mr. Weaver suggested was, as he read it, an entirely new order of things; and speaking as an architect practising in London, knowing the difficulty that occurred under the present condition of affairs and the almost innumerable officials in the Metropolis, he thoroughly agreed with Mr. Weaver that it would be desirable, if it were possible, that an architect should be obliged only to go to one central body, governed by an intelligent and skilful man thoroughly acquainted with architecture and sanitation. Why should not an architect be able to survey and

criticise drawings not only from an architect's point of view but also from the point of view of a district surveyor and sanitarian? At present an architect practising in London made his drawings, and they were placed in the hands of the district surveyor. One would think, having received the approval of the district surveyor, his troubles were so far at an end, and that he would be able to proceed with his structure. Not at all. He found that the vestry surveyor stepped in, and after him the sanitary authority, and after him perhaps the London County Council.

He agreed with Mr. Weaver that there was no reason why there should not be a central department, presided over by a competent man, who would be able to supervise not only architecture but the sanitation and the practical parts of a building.

Then with regard to the architect, Mr. Weaver never said he desired that a district surveyor, or the official whom he proposed to take his place, should not be an architect. What he said was that there was no absolute necessity that such a man should be what he might term an art architect. There was no necessity for an art architect to superintend and survey buildings. That was the work of a practical architect. In his own practice he had had to submit drawings to, and obey the requirements of, some six district surveyors in London, three of whom had always hampered him and retarded his work, without any substantial reason, but for trivialities. When he had ventured to differ from their views, they had pointed to the Act, and said, "That is "the Act which we have to administer." His retort was that if the only duty of a district surveyor in London was to administer the Act and to point to certain sections if

one differed from his view, the work could be equally well fulfilled by a clerk of works at a salary of three guineas a week.

He thought that Mr. Weaver must be less far seeing than he gave him credit for being if he thought the district surveyors, whom, according to Mr. Blashill and Mr. Payne, he proposed to wipe out, would sit down quietly and be wiped out. He believed his object was that, instead of having two, three, or more departments dealing with one building, there should be one official thoroughly skilful (and he would not be appointed if he were not), and that instead of the portions of one building being separately approved, as now, it should be all under one single control.

He agreed with everything in Mr. Weaver's Paper with the exception of the more personal questions raised.

Mr. H H. Collins (Fellow) said that Mr. Blashill and Mr. Payne had dealt so fully with the Paper that he was left with very little to say unless in the way of endorsing thoroughly those gentlemen's remarks.

Although he differed on most points from the author of the Paper, he fully appreciated the care and thoroughness with which it had been prepared, but still he felt a little inclined to regret that it should ever have been written at all. Fortunately, however, it was only his own expression of opinion, and not that of the general public.

He need not go into the reasons why it was considered that a district surveyor must necessarily be a much more important person in the building world than the parochial surveyor, for that had already been well explained by previous speakers, but he must say he thought the Paper would really have been better

entitled, "The desirability of transferring the District "Surveyor to the Local Authorities."

The author seemed to have in mind the late regrettable Westminster accident, with which he was himself engaged from the time of the unfortunate collapse of the building until the delivery of the verdict of the jury. That matter had nothing to do with the district surveyor at all. The district surveyor, as his duty required, was most desirous of seeing that the building was erected strictly in accordance with the Act of Parliament, but found the door shut in his face, it being stated that the building was vested in the Crown and exempted from the Act. He sought the assistance of the London County Council. The County Council, he believed, asked the advice of their legal authorities, and the legal authorities decided against the district surveyor, who could do nothing but submit. An unfortunate accident occurred, and it had only recently been discovered that the County Council and the district surveyor formed an erroneous impression of what the law was; so that this particular case had nothing to do with the question at issue.

He was sorry to hear the remarks on page 67 of the Paper. He should like to recall to Mr. Weaver's recollection the names of some gentlemen—members of the Institution—some of whom had unhappily passed away, who had filled the position of district surveyor, and to ask him whether he could possibly conceive for a moment that they were actuated by any such motives as the Paper would appear to suggest. He referred to such men as Professor Donaldson, Professor Kerr, Mr. Peebles, Mr. Bannister Fletcher, Mr. I'Anson, Mr. Clifton, Mr. Whichcord, Mr. Douglass Mathews,

Mr. Oliver, Mr. Charles Fowler, Professor Cockerell, Mr. Aitcheson, R.A., Mr. Thomas Henry Wyatt, and others, and he would ask whether such implications could by any possibility apply to such men as these.

He could not but admire Mr. Weaver's temerity in reading his Paper there, for in all England the society which was most directly concerned, and had most strongly and emphatically voiced its opinion with regard to this question, was The Surveyors' Institution. There was a very distinct feeling expressed with regard to the question of duality, and whether it was desirable or not to interfere with the present status of the district surveyor.

As far back as November 12th, 1889, the Council of the Institution addressed a letter to Mr. de la Hooke, at Spring Gardens, in the following terms:

"The Council of the Institution, representing the surveyors who have professionally to meet the district surveyors or officers of the London County Council, and whose object is to carry out their clients' works with the sanction of that body, in accordance with law, and with as little friction and delay as possible, deprecate any alteration in the position of the district surveyor which would in any way impair his sense of professional responsibility in considering *all* the circumstances of building cases. Their experience in dealing with *officials paid by salary*, and not in independent practice, is that their habits of thought and business frequently lead to delay and to the interposition of frivolous and vexatious objections. It should be remembered that a professional man engaged in private practice has a general knowledge and experience not to be obtained in the sole treatment of a single district; that a salaried official would not have the same sense of responsibility, and that in all the arrangements relating to public buildings the best judgment to be obtained in the profession is of primary importance."

This point was again pressed in the petition for the amendment of the Building Bill which became the Act of 1894. "Your petitioners are particularly opposed to "the proposal in Clause 110 of the Bill, conferring "powers on the London County Council over district

" surveyors and their districts, and submit that they are " contrary to the public interest as giving the London " County Council wide and somewhat arbitrary powers " over district surveyors and their officers, which would " have a tendency towards lessening the independence " of surveyors and their fitness to exercise impartially " the functions entrusted to them."

That not only expressed the opinion of the Institution, but it was also the view of the Royal Institute of British Architects, who said: "It is not in the public " interest to make district surveyors public officials " only, forbidding them to practise as architects. This " must tend to lower their status. It is very desirable " that district surveyors should be in touch with the " practice of architects."

The Institute of Builders had, he believed, cordially supported the views of the Institution, and had used almost precisely the same words in their petition.

He should have thought that the Societies whose members' interests were most affected were the proper bodies to express an opinion which would carry weight.

No opposite view had, so far as he knew, been expressed except by some few vestries which had recently addressed themselves to the County Council. The Paddington Vestry at their last meeting considered a letter from the County Council which contained the words: " The suggestion that all district surveyors should " devote the whole of their time to the duties of district " surveying could not be carried out without obtaining " parliamentary power. The [Building Act] Committee " would, however, point out that the principle advocated " is being gradually adopted by the Council as fresh " appointments are made; thirteen district surveyors

" having already been appointed who give their whole " time to the duties of the office."

He need not say which he thought the better way, but he felt sure in his own mind that the County Council were adopting a procedure the legality of which was at least doubtful, and which he should like to see tested in the High Court. He could, if there were time, give chapter and verse to show that the demanding, before application was received, that those conditions should be adhered to was not within the intention of the legislature. (See Section 144 of the Act 1894.)

The letter of the County Council went on to say:

" (2) That the question of paying district surveyors by " salary having been considered by the Council on two " occasions, the Committee are not at present to alter " the existing system of payment by fees until they " have had further experience of its working.

" (3) That although the proposal that an office should " be provided for the district surveyors at the local " vestry hall has much to recommend it, the Committee " do not see their way to recommend the Council to " take any step in the direction indicated, as un- " fortunately the districts do not coincide with the " Local Government areas, and parliamentary power " might be required before the suggestion could be ' carried out.

" (4) That a notice should be printed and posted up " in the office of each district surveyor explaining that " the authority of the district surveyor does not extend " to drains, waterclosets, or other sanitary matters " (which he ventured to say every architect and every builder should know), " which, in accordance with the " Metropolis Management Act and the Public Health

" (London) Act, 1891, are under the control of the local " authorities."

He thought that these expressions of opinion ought to dispose of the question, for no one had complained except Mr. Weaver and, as he had said, a few local authorities. The Institution had always striven to resist the lowering of the status of district surveyors. He could not say the same for the County Council, however much they might appreciate the surveyors' services. Architects who came into contact with district surveyors sympathised with them. If anybody would be antagonistic to district surveyors it would be the builders, but they had expressed themselves desirous that the position of district surveyors should remain unaltered, as had the Land Owners' Association and the Duke of Westminster, and why any alteration was necessary he failed to understand. He remembered the words which Mr. Freeman had used before a Parliamentary Committee. Pressed by one of the members to give his views whether the district surveyor was an officer of the County Council or not, Mr. Freeman gave an opinion that he was not an officer of the County Council, and, further on, he reiterated, ' He is entirely an independent officer." He held " that " the district surveyor was not their servant in any shape " or way. They had to appoint him under an Act of " Parliament, and were not responsible for his actions." That ought to clear the way with regard to the position of district surveyors at the present moment. He quite agreed with what Mr. Woodward had said concerning this Act of Parliament. Architects who were in private practice themselves had sympathy with their brethren and while they were desirous of seeing the

spirit of the law carried out, felt it was not necessary slavishly to adhere to the letter of the Act, and found very often that improvements could be made, quite irrespective of the Act, by general suggestions such a he (Mr. Collins) found no difficulty in carrying out. That was why he thought that in the best interests of the public the post should still be in the hands of a practising architect, for no one but a practising architect could know the difficulties which continually arose. Under the present system there was nothing in the examination of the Royal Institute of British Architects to prevent a bricklayer, a clerk, or foreman qualifying, and, that being so, he did not see how the County Council could restrict him if he passed. His moral integrity, his educational knowledge, his social standing, and position had nothing to do with the question. If he could pass he had quite as good an opportunity as any gentleman in that room of becoming a district surveyor.

He saw no objection to having architect, surveyor, and building surveyor incorporated. He need hardly call to remembrance that the Chelsea Vestry had tried to influence the Parliamentary Committee to accede to such an arrangement as suggested by the author They put forward an amendment in consequence of a resolution passed in 1890 at a conference of Metropolitan Vestries and District Boards—a very large and important conference —twenty-six bodies being represented. In the Lords this was negatived, and a further amendment was moved that district surveyors should alone deal with dangerous structures. Against this it was urged that it would be giving them a roving commission to increase their fees, but this was also rejected. Thus all Mr. Weaver's sug-

gestions had been before the public, not only since 1892, but, to his recollection, for something like twenty years.

He understood Mr. Weaver to say that the district surveyor, when he had done his work, had no opportunity afterwards of looking at it, but Section 148 said that within fourteen days after completion the district surveyor had a right to interfere with anything that he discovered had been wrong. It might as well be six months after completion, except that perhaps six months would interfere with the provisions of some other Act. He apprehended that a building was not complete until the builder had left it and the owner had entered into undisturbed possession. Besides, under Section 163, which was practically a new section, the district surveyor was bound (and he, Mr. Collins, had just had to do it) to give notice to the County Council if he found, on going through his district, anything that had been done in contravention of the Act. The Council then took action in the matter.

He could only say in conclusion that it seemed to him that the functions of the district surveyors were well defined and laid down in the Act, and that in the past, at all events (under the Act of 1855), they had, with scarcely an exception, exercised the duties of their office with credit to themselves and with great advantage to the public interest.

The vote of thanks having been put and carried unanimously, the discussion was, on the motion of Mr. J. Douglass Mathews, adjourned to the meeting of Monday, January 9th.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, January 9th, 1899.

ROBERT VIGERS (President) in the Chair.

The discussion on the Paper read on December 12th, 1898, by William Weaver (Fellow), on "The London "Building Act, 1894, and the Official Supervision of "Buildings," was resumed by

Mr. J. DOUGLASS MATHEWS (Fellow), who said he took it that the object of the author of the Paper was not merely to point out who should perform the particular duties referred to, or whether one person or two should carry them out, but to call attention to the anomalies which were said to exist at present and to suggest some remedy for them. The Paper was in itself an interesting one, and had a special value as having been prepared by one who thoroughly understood the subject; and with the prospect of probable legislation during the next session it was important that the matter should be considered from the point of view of every interest involved.

He was a little surprised to hear anyone with Mr. Weaver's large experience argue that either the district or the vestry surveyor could alone do the work which had occupied both those officers for many years past, but it was a proof of Mr. Weaver's energy that after so long a service he should recommend these changes as

desirable. There was no place, he thought, where such a question as this could be better discussed than at The Institution, where members could approach each other fairly and argue the matter out on broad principles, however much they might differ about details.

It appeared to him that before any alteration was made it would be most desirable to ascertain whether there was any necessity for change. He observed that Mr. Weaver had brought forward two arguments, one the convenience of the public, and the other the desirability of paying the surveyors from the rates. But it seemed to him that it must be shown that district surveyors were incompetent or careless, or that it would be to the public interest that the two offices should be merged in one.

Some considerable proportion of the confusion in the two offices had arisen from the use of the word "surveyor." If the term "engineer" had been adopted by the surveyors to the local bodies, as it had been for many years past in the case of the Corporation of the City of London, he thought the difficulty would not have arisen; but the word "surveyor" was an exceedingly comprehensive one, and the respective duties of each were not always understood.

The positions of the district surveyor and the local surveyor were entirely dissimilar, the one being a statutory officer appointed for life, or at least so long as he properly performed his duties, and the other being elected by a public body and liable to dismissal if he failed to work in harmony with his employers. The duties of one were principally out of doors in connection with the inspection of buildings, and of the other chiefly indoors, and it was really a wonder to him how some of the vestry surveyors got through their work. Their

attendance at the office and at vestry and committee meetings, the superintending of a large staff, and the responsibility for the roads and sewers, scavenging, lighting, and various other things appeared to him likely to occupy more than the time at their disposal.

The position of district surveyor, he thought, dated back to the time of the Fire of London. Immediately after the fire assessors were appointed, and from that time to the present, he believed that all the Building Acts had been administered by district surveyors. The position was rightly regarded as one of responsibility, and was not, so far as he was aware, generally sought, as had been suggested, with the object of getting private work. In former times, when building operations were nothing like so extensive as at present, many most capable men were willing to accept the position with all its resposibilities and difficulties.

The status of the district surveyor had been somewhat altered by a recent resolution of the London County Council, and although it was still sought after, it was an absolute and undeniable fact that the number of men who presented themselves for the examination qualifying for the district surveyorship was not nearly so great as in former years.

The two offices were also entirely distinct in that the education and training of a borough surveyor should be acquired in an engineer's office, and that of district surveyor in an architect's office.

With reference to the examination necessary to qualify for a district surveyor, he (Mr. Mathews) could speak as a member of the Board of Examiners for twenty years, and could say that the candidates who could prepare the best designs would not necessarily obtain certificates as district surveyors.

Many so called aesthetic architects had passed the examination, but, perhaps for the benefit of art, they were not likely to bury their talents in the work of a district surveyor, although many district surveyors ranked undoubtedly high as architects.

The examination to be passed dealt not merely with theoretical knowledge of material and with such information as was to be obtained from text books, but every endeavour was made to test the practical knowledge of a candidate as gained from experience of design and construction. He must be able to know where a building was wrong in design and what was requisite for setting it right. It was easy to use materials over and above those necessary for strength, but not so easy to determine the line at which the requirements of safety should be drawn. The examiners endeavoured to cover as much ground as possible in the examination, and to try the fitness of the candidate by written, graphic, and oral tests.

One of the responsible duties of the district surveyor was to approve drawings for public buildings and the whole of their construction, for most public buildings were undertaken by architects of knowledge and skill, and it was very necessary that a district surveyor should be able from his own training to check not only the general construction but also all details.

The inspection of dangerous structures comprised work which ought to be undertaken with a great deal of care, and the regulations might well be more strict than at present.

A great deal of unnecessary work was laid upon the London County Council which might well be spared. It often happened that a tenant had an idea that his house was not safe and he immediately rushed to the County

Council, and made use of it to put pressure on his landlord to do what he required.

The builders had expressed no desire for a change, and had so expressed themselves when the Amendment Act of 1878 and the Building Act of 1894 were under consideration.

The smaller builders, as a rule, looked to the district surveyor for advice and guidance on the Act of which they knew little, and especially on matters of construction and detail. District surveyors, so far as his experience went, had by their assistance and advice promoted substantial building. In fact he might go further and say that architects were glad of the opinion of district surveyors; no one knew his own district better than the surveyor himself, and two heads were proverbially better than one.

The fact that so very few accidents happened in proportion to the enormous amount of building in London showed pretty clearly that the responsible surveyors did their duty.

The district surveyors in 1878 and 1894 did their utmost to assist the Metropolitan Board and the London County Council to get more stringent measures adopted to prevent a bad class of building in the Metropolis, and, he ventured to think, with satisfactory results.

Again, a district surveyor was approachable, and his decision could at once be obtained without having to wait for committees.

With reference to the question as to whether this work could be betterd one by the borough surveyor—or, as Mr. Weaver put it, whether the work of the borough surveyor be done by the district surveyor—he had some experience of district surveyors, and he ventured to say that there were few, if any, of them who would

think of taking up the work of a borough surveyor, whose duties were so multiform that no one man would find it possible to carry on the two offices. The borough surveyor's time was already so thoroughly occupied that if more work were put upon him it must necessarily be done by his inspectors, which was admittedly undesirable, as he was sure all who knew much about the Metropolis would agree; and he would not be able to give that personal time and attention to details which was an important part of a district surveyor's work. The inspector must report anything wrong to his chief, and if any important question arose, which was of common occurence, the borough surveyor would naturally cast the responsibility on his committee. Now the district surveyor was in an altogether different position. He acted in an independent way and was prepared to deal at once with difficulties as they arose, so that delays might not arise in carrying out a building.

With reference to certificates for buildings, he should be very unwilling to give a certificate for any building, even of his own. There was so much covered-up work, that unless every workman was constantly watched it would be impossible for him to give a certificate for the complete fitness of any building. It might be done in the case of sanitary work, but he did not think it was possible in the case of the building itself.

Mr. Weaver had pointed out the public advantage of one man occupying two posts. He thought Mr. Blashill so thoroughly dealt with the matter from the aspect of public utility that he need not trouble the meeting further upon it; but, he believed, in large cities there was a building surveyor apart from the sanitary or ordinary borough surveyor, who discharged much the same duties as a district surveyor in London. With

reference to the district surveyors being paid out of the rates instead of by fees, he thought the public would not welcome any more general taxation. Persons usually built for the sake of profit; if they wished to build they should pay the fees, as they naturally formed part of the cost of building. They were not excessive in proportion to the amount of work done, and if a district surveyor were to count his visits to an ordinary building he would often have to reckon his remuneration by pence rather than by shillings.

Dr. G. B. Longstaff, L.C.C. (Visitor), said he had not had the advantage of hearing the Paper or the previous discussion; but after very carefully reading them he thought that the two extreme points of view were adopted by Mr. Weaver in his Paper and by Mr. Blashill in his criticism of it. Each of those gentlemen, of course, naturally thought that the system of which he was an advocate was perfect. Mr. Weaver thought that his system was so complete that he ought to have a good deal more to do than he had, and Mr. Blashill was also satisfied that his work was perfect; but, unfortunately for London, both those gentlemen might be considered as giving almost the views of independent outsiders, for their connection with the matters under discussion was shortly to terminate.

It was one thing to consider how building in London should be regulated, but it was another thing to determine exactly how the regulations should be carried out. The Paper attached great importance to the rule, which he believed obtained everywhere except in London, that buildings should be in every respect under the supervision of the municipal authority. London must be dealt with as it was, and the Building Act must be treated

as established law. He did not think, so far as knew —and he had occasion to examine several of the local codes of building law—that any municipal Building Act required the same duties to be performed as those placed upon the district surveyor in London, and he was not at all sure that the advantage in this respect was on the side of London. Being as he was a member of perhaps the most radical body in the world, at all events on this side of the Atlantic, he was rather given to probing the foundation and origin of things, and he was not quite certain in his own mind that our system was the best. He had had so much to do with the Building Act that he should like, if he could, to repeal about one-half of it; but he thought that probably that half would not comprise those portions which members present would wish to see repealed. He thought the Building Act was very much weaker than it ought to be, and, as he had thought all along, that it was much more meddlesome than it should be, and he was not certain that the general power given to the district surveyors to supervise public buildings was necessary.

But he was not there to discuss whether the London Building Act was to be torn up (and having tried his hand at framing it, he should hardly wish his dearest foe to have to do it over again), but it must be accepted as it is. A general power was given by the Act to district surveyors to exercise control over public buildings, and so long as that general control existed he thought it must be exercised by a thoroughly educated architect. An average surveyor who had no architectural training was hardly competent to criticise the construction of, say, a theatre. He thought, therefore, that so long as these great powers were given under the Building Act the County Council should get the best

possible officers to exercise them. Whether the method of confining the practice of a district surveyor strictly to his public duties was the wisest or not he was not there to question. He thought a great deal was to be said on both sides, but he was inclined to think that, so far, the change had worked better than might have been expected.

But there was a point upon which Mr. Weaver laid great stress, namely, the apparent conflict of jurisdiction between the local surveyor and the district surveyor as to the drainage of a house. The drainage of a house was regulated by by-laws under the Public Health Act, and the building itself was regulated by the Act of 1894. This, of itself, was an anomaly, for it was perfectly true that in other parts of England the whole of these matters were dealt with by by-laws under the Public Health Act. In some cases a town had a special Building Act, and might have by-laws under the Public Health Act as well. But the question was whether it was not possible to minimise the inconvenience to the builder of having his work passed by a district surveyor, and then being disturbed by the local surveyor. As far as he was aware, there had arisen only one practical instance where inconvenience had been caused, and that was with reference to the situation of w.c.'s. He believed that instances had occurred of buildings being adequately and properly supervised by the district surveyor and certified by him in the regular way, and when at a later stage a w.c. was constructed, and the builder did not perhaps give proper notice to the local authority, the surveyor came in and complained that the situation of the apparatus was not in compliance with the Act.

He thought the difficulty might be met by a small amendment of the Building Act, and he should like to

have the opinion of members present upon the point. Ought not the by-law which regulated the position of w.c.'s. to be a matter of the Building Act? It was perfectly plain that deciding in what part of the house the w.c. should be was an architect's matter, and should be part of the original preliminary plan of the house. This not having been provided for in the Building Act, it was felt desirable by the London County Council, in drawing up the by-laws under the Public Health Act, to include a special by-law regulating the position of w.c's. with reference to the external wall and so on, and it appeared to him that to transfer this clause from the by-laws to the Building Act would be no revolutionary change at all, but could be easily done without opposition. But he thought that the questions of detail as to drainage need not be dealt with otherwise than as at present, for such matters as ventilation and soil-pipes could be, and were, easily remedied after a house was completed, but the position of a w.c. which if once put in an improper place and inadequately ventilated was not easily altered, should be settled at first.

He had for a long time had very great sympathy with Mr. Weaver's arguments, and he had tried to conceive circumstances under which effect could be given to them, but the nearest approach to his ideal that he could imagine would be to have the district surveyor's powers in all districts co-terminous with the local authority. He thought that would be a distinct advantage, and if the boundaries of districts could be adjusted in such a way that there should be either one or two district surveyors to a local authority no doubt it would be a convenience, for then builders would know exactly who controlled the district in which they were working. But it seemed an awkward thing for a man to be (say,

for the sake of argument) in Hackney as regarded drains and in Highgate, possibly, as regarded his building generally. That was certainly a distinct disadvantage which could, he thought, be overcome by a careful adaptation of the one set of districts to the other. He should like to have the opinion of the members as to the practicability of that alteration. He did not see, as things were at present, any chance of Mr. Weaver's idea being accomplished, nor would it, he thought, be desirable that it should be. There must be one official to inspect drains, and one to pass the brickwork of a house. The work was much too great to be done by one man.

Mr. H. Lovegrove (Fellow) said he thought that Mr. Weaver was not altogether wise in raising this question, for it was quite possible that some district surveyors, if they wished to do so, might find fault with many shortcomings on the part of the parish surveyors in respect of pavements neglected and scavenging badly done, as anybody could see for himself by comparing the streets under the vestries with those under the control of the Corporation of the City of London.

He could not himself understand anyone thinking that a mere acquaintance with the practical details of building construction should be preferred to an experience of many years in general practice, and he believed, moreover, that all the present district surveyors were men of sound architectural training.

Surely a man skilled only in taking levels or in planning sewers would not be better qualified than an architect for the duties of a district surveyor. The action of London Vestries themselves clearly proved that they did not consider their surveyors qualified to undertake architectural work, for if anything in the

way of designing was required an outside architect was engaged.

He could not think that the County Council would ever consent to relinquish the control of matters under the Building Act, and he was sure that the public would strongly object to such a course being taken even with such a laudable end as the increasing of the official importance of vestrymen, nor would Parliament, he thought, approve such a change.

He could see no fault in the present system. A builder after giving notice to the district surveyor could have plans approved at once and commence the work in two days. He must consult the vestry surveyor about the drainage, which was only one small branch of the building. In the provinces weeks might elapse before plans were approved, and very often irrelevant questions were discussed by local boards, and in many instances difficulties raised by members who were possibly tradesmen whose interests were contrary to those of the proprietor of the proposed buildings.

Provincial architects had frequently expressed surprise at the expeditious way in which work could be started in London as contrasted with the procedure in other towns, where, as sometimes happened, the chairman of the local board was a builder who had tendered against the successful competitor or was opposed in business to the employer. In some such cases the by-laws were strained in every way to injure and delay the building owner.

Many of the vestry surveyors went, he thought, beyond their powers (instructed by the committees), and required more information about the intended building than was necessary for carrying out the intention of the law.

He hardly agreed with Mr. Weaver that district surveyors sometimes allowed buildings to be erected irrespective of the building line, with the result that the line had to be defined afresh by the parish surveyor.

He could not conceive how the proposed change would, for instance, prevent the erection of wooden buildings in back gardens. In his own practice he usually, on discovering such erections, got them removed within a few days, or, failing that, he reported to the County Council, and in nearly every case with success.

The present system of treating dangerous structures had been referred to as unsatisfactory, but he (the speaker) had perhaps to do with as many as any district surveyor, and he could with confidence defy the author of the Paper to find fault with that department of his official work; but while claiming credit for his own system, he must in fairness acknowledge the valuable assistance rendered by the various parish surveyors and sanitary inspectors. He hardly liked to think of the prospect of dangerous structures managed by a local authority, the said structures being probably owned by members or their friends.

The proposal to abolish fees would not, he thought, be approved by the general public. Those who built most were speculators, and the fee came out of their usually large profits.

It was possible that certain duties now discharged by the County Council could be transferred to the new District Councils, but anyone who had studied the question must be convinced that so vast an area as London must have one great central body. The raising of the tone of local administration could not be brought about by piling on more work. The great necessity was

to find suitable men to undertake the work. Local bodies contained many able men, but it was evident that not the best qualified men, but persons of inferior talent and position, were often elected under the present system. He should like to see the time when a seat on a local body in London was deemed as great an honour as a seat on the Common Council of the City of London.

As to Mr. Weaver's remark that a district surveyor often took the office for the sake of increasing private practice, he thought it would be agreed that possession of a district aided private practice, because the public knew that an officer who had passed the necessary qualifying examination was a man who could be trusted as thoroughly trained in his profession. Nothing in the Paper reflected in the least, he was glad to find, on the integrity and honesty of the body of district surveyors.

He was sorry to hear that his friend Mr. W. Woodward had been so much hampered and retarded in his work by district surveyors, but he would suggest that in some cases the inconvenience might arise from the fact that the architect and the surveyor took different views of the requirements of the law.

Under the new system of prohibiting private practice, it was agreed that in the future inferior men might sometimes be appointed to the post of district surveyor, but it might also be contended that it was better to have a second-rate man who would perform his duties personally than a first-rate man who must delegate the greater part to an unqualified clerk. A modification of the system would probably meet the views of all parties.

Mr. G. Livingstone (Visitor) said he had not had the advantage of reading Mr. Weaver's Paper or of hearing the previous discussion on it, but the subject was one

which he knew had been under the consideration of vestry surveyors and the Vestries themselves for some time past, and he had no doubt that on this, as on most other questions, a great deal might be said on both sides.

Regarding the matter from a purely municipal point of view, it had been thought that the system adopted in most other provincial towns, and he believed with success, might also be adopted with some advantage in London. He did not think that any municipal engineer —and certainly no parish surveyor as he was termed— had the slightest intention of calling himself an architect. But it was now customary for young men who aspired to become borough engineers or surveyors of Vestries to pass examinations. One of the subjects in which they must pass was building construction, and while they had no pretension to be considered architects, they had, presumably, a sufficient knowledge of that subject to enable them to carry out the ordinary by-laws applicable to any particular district.

The first speaker had said that one of the reasons against a vestry surveyor having anything to do with building operations was that he already had enough to do. It was quite true that the parish surveyor had a great deal to do in looking after sewers and drains and roads and so on, but from his experience he thought the same thing would apply to the district surveyors, who were, as a rule, men of great ability who had passed examinations, and were in every way qualified as architects, some of them even being persons of eminence in that profession. That being so, he should imagine they had a great many other duties to perform besides carrying out the by-laws of the County Council applicable to buildings. He might say that his experience was that when he had to go to find a district

surveyor, instead of finding him in his office and having the advantage of communicating with him direct, he was generally referred to a clerk. If a clerk were competent to administer by-laws connected with the buildings of the Metropolis, as in 99 cases out of 100 he believed he would be, surely any engineer with any sort of training and ordinary intelligence was able to do the same thing. They did not pretend to be architects —it would be absurd. There was a great distinction between a man trained as an architect and one trained to carry out by-laws made for the regulation of buildings.

He felt sure that Mr. Weaver did not approach the subject in any antagonistic way, but thought that the duty of carrying out the by-laws of the County Council would be certainly well performed by the parish surveyors. Personally, he did not look forward to it with any pleasure at all, for if such responsibilities were thrown on a Vestry it would greatly increase the duties of the parish surveyor without in most cases increasing his remuneration, but still if the duty were placed upon him as a parish surveyor he would not hesitate to undertake it.

Professor Roger Smith (Visitor) said that, like some of the other speakers, he had not had the advantage of hearing Mr. Weaver's Paper, but had read it, and one or two points in it struck him as being open to observation.

The first thing that struck him was that the Paper must be taken only as an expression of opinion. From beginning to end there was very little argument in it, the reasons for the opinions expressed, as a whole, failing to appear. It was consequently a less convincing Paper

than it might have been. At the same time the opinions of a gentleman in the author's position, which were no doubt shared by a very large number of gentlemen acting for or upon various Vestries in the Metropolis, were of great weight and worthy of all deference; but he did not think that the Paper was, in itself, so strong as it would have been if there had been a more careful statement of the grounds upon which it was based.

He concurred in what had been said by some previous speakers as to the appointment of district surveyor not being usually sought with any idea of extending a private practice.

When he was a candidate with many others, and they talked over the matter in various ways, he certainly found no general expectation that they were going to get any practice out of the position, and he had himself never done so. After some years he was moved to a different district where he resided, and a certain amount of work came to him in that district, but not from his being district surveyor, but through his being known as a resident in the neighbourhood, and he suspected it was much the same in the majority of cases.

Supposing the change which Mr. Weaver advocated were made, he was not going to deny that there was a good deal to be said in favour of it. For reasons which everyone could appreciate, a certain amount of advantage was to be anticipated, but he should imagine that the advantage was very much over-estimated as a rule, and it might fairly be asked, Was there nothing to be lost by the change? He suggested that a different class of men would be created whose previous practice had not trained them in the supervision of buildings, and the particular duty for which a district surveyor was appointed was to supervise buildings in the course of construction.

A man did not pick up such a training casually. It was not to be got by getting a certain amount of information as to building construction, sufficient to enable one to pass a building examination, or by familiarity with making estimates for buildings, or measuring up buildings after, or by valuing a building after it was erected. It was only to be got by practical experience, and as long as the duty laid upon a district surveyor was superintending buildings he thought the most suitable men would be those drawn from a class who had themselves erected buildings.

He regretted that district surveyors were now being appointed under conditions which debar them from other practice, for they would necessarily get more or less out of touch with the progress of modern building, and would probably be less aware of the changes that had taken place outside their own district; and the work would probably gravitate into the hands of men who were less competent than those whose practical experience in architecture was kept up to date.

The district surveyors were at present under the County Council, and if anything wrong were done and they had to interfere, the indignation, if any arose, passed up to the County Council and probably evaporated there. He should be very sorry indeed, with every respect for those bodies, to be in any way under a local board. He thought that if the proposals of the Paper were adopted there would be everywhere an amount of friction which did not now exist. The London district surveyor of the future would lose that independence which was probably his most valuable possession. He could now fearlessly condemn any bad work, regardless of consequences, but he did not see that he would be able to do so if the proposed change were made.

What happened in other towns and cities was, he thought, no very great guide for London, which differed from other cities in size and diversity of districts. Many of the districts administered by individual local boards were as extensive as very large country towns, and the conditions of London life and buildings were in many respects different from those which prevailed elsewhere, so that even if the system worked successfully in provincial towns it did not follow that it would do so in London. From his experience in inspecting buildings in the provinces for various purposes, he doubted whether they did not contain defects which would not be tolerated in London. In building in the country, on the other hand, difficultes were encountered which did not occur in London, and many imperfections in the system of working showed themselves. He quite admitted that the system in London was not perfect and presented many obvious anomalies, but he yet waited to hear of a good substitute for the present arrangement.

Mr. H. GUNDRY (Visitor) said he happened to be for the moment President of the District Surveyors' Association, of which no doubt some members of the Institution had heard, but the case had been so well dealt with by previous speakers, his predecessors in office, that he need add but little.

He had always thought that he lived in London, the capital of the kingdom, but on reading the Paper he found that such a place seemed not to exist, for Kensington was the only place the author was concerned with. There was in the Paper a comparison between the advantage of employing district surveyors or local or parish surveyors: but he thought that this was not the question. It was not a question between district

surveyors and local surveyors, but between district surveyors and the Vestry or its building committee. Those who had experience in building matters knew well that the surveyor of a local board was not independent. Every case he had was brought before his committee and there decided by gentlemen who were of course living in the neighbourhood, and were very often builders themselves, and perhaps even themselves the applicants whose property was being dealt with. That was no exaggeration, and anyone who had lived, as Mr. Weaver had, for forty years in Kensington, knew that during that time there had been among the names of Vestrymen in Kensington some of the most eminent local builders, who had made large fortunes there.

He thought it should be remembered that the Act of 1894 was an Act for London as a whole. It was almost inapplicable to the parish individually. It was an Act administered almost independently by district surveyors, yet sufficiently under the control of the London County Council to insure general uniformity of practice and continuity of policy. He thought it tended to bring out the individual strength of character of the officials entrusted with its administration, as well as to sufficiently control any personal eccentricities.

It seemed to be suggested that an architect was hardly a fit man for the position because his training was partly artistic, but surely the more complete a man's education was the better fitted he was to exercise the functions of his calling.

The author of the Paper suggested that district surveyors could favour each other when they worked as architects in each other's districts, but he found from the Report of the County Council that in the year 1897

there were 25,000 building works under the jurisdiction of the Council through the district surveyors, and that of those only 28 were executed by district surveyors acting as architects in their own districts, which was an infinitesimal figure to form the foundation of such a suggestion.

Mr. P. E. Pilditch (Fellow) said it seemed to him that it might be useful to dissociate for the purposes of argument the two parts of which Mr. Weaver's Paper appeared to be made up.

The Paper started with the assumption that the present system of building supervision in London was defective and then went on to suggest a means of improving it. The remedy was to be found in the absorption by the municipal surveyor of the district surveyor's duties. His feeling that the two points should be dissociated arose from the fact that while a great deal might be said for Mr. Weaver's first suggestion that there were faults in the present system he was still not quite able to follow him generally in his suggestions for curing those defects.

What was the system in London? Briefly it consisted in the first place of a central body, the London County Council, with its official superintending architect. Behind that body, as they knew, there was the Tribunal of Appeal. He might say in passing that he thought a great improvement would be effected if the powers and duties of that Tribunal of Appeal were greatly enlarged. Below this central body, the London County Council, there were in each district two local authorities, the vestry or district council, with its surveyor or engineer, possessing complete control over drainage, and the right of representing

their views to the London County Council in the laying out of new streets and building frontages and matters of that kind, and then, in practically the same district, there was a district surveyor concerned with the construction and materials of buildings, and with dangerous structures and the like, and also with some matters such as those regarding width of streets, &c., which overlapped similar duties to be performed by the vestry surveyor.

He certainly thought that one or two of the points that Mr. Weaver had made with regard to defects in the supervision of London buildings might be profitably taken up and discussed by the Institution. For instance one was the case of delays, or worse than delays, causing friction and annoyance and loss to the owners of property, which occurred sometimes in the case of the approval of new roads and streets, through the dual control of the Vestry and the London County Council. But he failed to see how that was to be met by any interference with the status of the present district surveyor.

It appeared to him that if this were the fault of the London County Council it might be improved by an increase of the superintending architect's staff, who are overworked. He also believed that much difficulty in connection with the work of the London County Council arose from the fact that its various committees failed to act together, so that when one placed a matter before the Council it ran through, perhaps, half a dozen different committees (apparently out of touch with one another) before any satisfactory decision was arrived at. Where, on the other hand, such defects were the fault of the local authority that, he imagined, would hardly give weight to the

suggestion of adding to the very onerous and difficult duties which the Vestry and its surveyor had to perform.

Reference had been made to the difficulty of knowing what authority to look to for the consent or approval of buildings, and he thought that all practising architects in London had felt occasionally the same difficulty of knowing whether they should be sufficiently dealt with if they had the approval of the district surveyor or whether they should go to the local authority as well.

It seemed to him that points as to the widening of streets and laying out of building frontages and building on the site of old buildings, and existing streets to be widened under the Act, and the like, arising from the overlapping jurisdiction of district and vestry officials could be met better than by one official swallowing the other, namely by a short amendment of the Act as Dr. Longstaff had suggested.

Mr. Weaver's proposals would very likely commend themselves to a number of local authorities having districts mostly in the outlying or semi-suburban districts. He thought with Mr. Weaver that it was quite possible to find men who, in many districts of London, could combine the duties of district surveyor with those of parish surveyor, but he did not think it would be possible to get those two duties properly performed by one man in any central and thickly populated district, where it was necessary to deal with enormous structural works and with the administration of various sections of the Building Act.

He agreed that in some suburban parishes the parish surveyor could very likely look after the erection of the small houses forming the bulk of his building in

suburban districts, but he did not think it would be possible to discriminate between the two classes of districts, for the suburb of one decade became the thickly populated centre of the next.

He did not think it an unmixed advantage to increase the powers in matters such as the duties now performed by the district surveyors of all the London Vestries. All Vestries were not like the Kensington Vestry. He had been one of its members, and he knew that the business was conducted on very excellent lines, that there were many men in the district who took a real interest in its welfare and were qualified by business knowledge to conduct its affairs, but, as he had said, all Vestries were not alike, and all vestry surveyors were perhaps not quite so well qualified as Mr. Weaver. Personally, he thought the position of parish surveyors in some districts was very much like that of the proverbial toad under the stone, who was always looking out for the next footstep that might crush him. For himself, speaking as an architect, having had buildings to erect in various districts, he would rather have to satisfy the district surveyor on matters relating to the Building Acts than the vestry committee, for that was what it came to. While it must be admitted that vestry committees had naturally a great deal of local knowledge, there was often some local prejudice to be found amongst them.

The supervision of work of this kind by a statutorily appointed official reporting to a central authority such as the London County Council, afforded about the best security that the architect and building owner could have. Personally, his experience was that the district surveyors of London did their work thoroughly well, and that they were likewise in almost every case able

and ready to help a brother architect with regard to any matter he had to carry out in their district in connection with the bearing of the Building Act upon it. He did not say for a moment that parish surveyors were not willing to do what they could in that way, but that was no reason for doing away with either the parish surveyor or the district surveyor. He thought if the two branches were amalgamated the result would be simply that in every parish surveyor's office there must be two specialists, a specialist architectural and surveyor assistant and a specialist engineering assistant, and instead of being able to have the views of a brother professional man in each capacity the architect would have to deal with gentlemen who were not in an absolutely responsible position, and through them get access to their chief.

Mr. J. M. Knight (Visitor) said he took it that Mr. Weaver's intention was not to advocate the lowering of the district surveyor but rather to enable men qualified as district surveyors and trained as architects to occupy the position of local surveyors. He happened to be one of the few parish surveyors who still practised as architects, and having done so for the last 30 years, he felt sure he might say, with all modesty, that it was to the advantage of his Board that he had done so, for he should not have been able to undertake the work he had done for them if he had no other experience than that of dealing with sewerage and such matters. He thought there was a good deal in favour of Mr. Weaver's argument and he agreed with Professor Roger Smith in his remarks on the subject, which he thought were exceedingly pertinent and represented the matter in exactly the right light. He took it that Mr. Weaver's intention

was not to abolish the office of district surveyor, but rather that the district surveyorship should embrace the duties of the parish surveyor.

With regard to the way in which the two offices were amalgamated in some small outlying surburban districts, he did not take that as being an argument for a similar system for the whole of London.

In one case, for instance, he had himself had to wait for two months to get his plans passed for a very ordinary building for chemical works, where there were no details which could possibly require two months consideration, and he had in that case proceeded on his own responsibility. A great deal was to be said in favour of breaking down as far as possible the system of a dual control.

He did not think the London County Council in the slightest way an improvement upon the old Metropolitan Board of Works. He had occasion to go to the present body not long since for the purpose of finding out, if possible, when he was likely to get his case settled, and was informed by an old official that while, under the old Board, a matter took sometimes months for decision, under the new machinery it was a question of years.

The London County Council officers were, he believed, now overcrowded with work; there were too many departments and too many details to look after, and he thought that the sooner London was divided into four, five, or six municipalities, each having its own proper control, the better.

Mr. R. A. Robinson, L.C.C. (Visitor) said it was very instructive to him to hear the different expressions of opinion during the discussion, and he was more particularly interested in the remarks of Professor Roger

Smith, whom he understood as saying that he thought it was a doubtful advantage to have district surveyors who were debarred from separate practice, as they would not, after being appointed, continue to accumulate the experience of a practising architect. The County Council had adopted the policy of appointing official district surveyors and not allowing them to practise at all, but as two or three districts were, in many cases, made into one, he hoped the position would afford ample remuneration. The Council were decidedly of opinion that evils attached to allowing district surveyors to practise either in their own or in other districts, and, therefore, to meet the difficulty, they made the rule against private practice. On the other hand, there was the opinion of so high an authority as Professor Roger Smith, that if private practice was not allowed it would be impossible to get so good district surveyors.

He would throw out an idea for what it was worth would it not be possible to make district surveyors permanent officials, and to give them control under the local authority?

He had some experience both as a member of a local authority and of the County Council, and he could say that the County Council had far too much work to do. The Building Act Committee of the County Council had frequently 180 items to deal with in a sitting of three hours, which allowed about one minute for each item.

The work of the Council was, in fact, getting too detailed to be properly undertaken. There was high authority for arguing that all matters of business which could be done by local authorities should be relegated to them rather than to a central body, and he thought there were many duties now undertaken by the district

surveyor which could be as efficiently undertaken by the parish surveyor.

In addition to having a seat on the council of a local authority in the metropolis, he was a member of the Corporation of Tunbridge Wells, where it was found that one official was perfectly competent to deal with the whole of the matters in question. The builder sent in his plans to the town hall and they were examined by the engineer and borough surveyor.

It did not seem to him that the surveyor must necessarily be an art architect. All he had to do was to know that the plans submitted to him by the architect were fulfilling the by-laws, which did not require an art training. Even he himself, from sitting at the Board Meetings, was getting to learn some of the points necessary in administering the by-laws, such as the necessary thickness of walls, the question of thrust, and so forth.

To mention a matter within his own experience. The surveyor and engineer at Tunbridge Wells recently designed one of the largest baths in England, as well as filtering beds for a very large water supply, and his predecessor had constructed a storage reservoir, holding some 15,000,000 gallons of water, and at the same time found no difficulty in carrying out his ordinary duties, which involved the supervision of the erection of a number of large mansions and other valuable private and public property.

He understood Mr. Lovegrove to say that a man of good training did not care to undertake vestry work in London. If that were so it could only be because the duties were regarded as small and unimportant. If further responsibility were involved it would be easy to command the services of better men.

He therefore thought it very important that as many responsible duties as possible shonld be thrown upon the local authorities, with the result of raising the position of their surveyors.

By all means let the surveyor who was responsible for the safety and healthy construction of the buildings in a district, be a man in a position to act independently and without interested pressure in any way.

He had been a little amused by some of the references to the members of the London County Council, for he knew that a good many of those county councillors were also members of vestries and that the present chairman of the Building Act Committee of the London County Council was also a member of the local authority of Battersea and was, moreover, a builder. What would his friend Mr. Lovegrove think of that? It seemed to be thought that when sitting at Spring Gardens he was an excellent man to apply to and to act under, but that when sitting in his place in Battersea he was necessarily a most objectionable person to have anything to do with. He hoped that the Bill which was now being drafted for the improved government of London would provide that the surveyor should be under the control of the local authority. In his opinion there were abundant reasons for it. It had been asked by Mr. Douglass Mathews why a change should be made. He thought that the reason was that delay would be prevented and the fees, now paid by the owners, would go towards the rates, thus enabling the local authorities to pay men of sufficient intelligence and qualifications to carry out the work.

It was also of importance that all local affairs should be administered by the local authority. At present a district surveyor was not under anyone's particular

control and he was not quite sure that this was a good system although he would let the district surveyor have a certain amount of independence. As a matter of fact the surveyors of local authorities could perfectly well carry out such examination of work as was required and they need not be artistic architects. In most parishes there were under the surveyor one or two qualified assistants and there would not be the slightest difficulty, supposing the duties were transferred to the local authority, in having two persons, one qualified as an engineer and the other as an architect. He was confident in his own mind that the government of London could not be carried on in detail successfully by one central authority. The area was too large; and holding that view he thought it desirable to invest each local authority with sufficient power and responsibility.

Mr. A. King (Fellow) said that the majority of the previous speakers appeared to belong to the ranks of architects, many of them eminent in their profession, whose views were deserving of the highest respect, and with one or two exceptions the consensus of opinion was considerably against the Paper.

The author of the Paper spoke of his long connection with the parish of Kensington, and he was not at all surprised that he advocated an amended Act which would be in the interest of the officials. During the last 25 years it had fallen to his share to have to deal extensively with work throughout London, the suburbs, and in various parts of the country, and he must confess he had experienced no difficulty so far in connection with the Building Act. The very first gentleman he had to go to was a district surveyor, who, with one or two slight exceptions, had always given him the benefit of his

experience, and had helped him to overcome difficulties which, under other circumstances, would have been exceedingly awkward.

He did not agree as to the appointment of local surveyors to act in the dual capacity of district and local surveyors. The Metropolis was divided into 64 districts. There were 29 Vestries and 12 District Boards of Works. It was said that among local surveyors there would probably be found men willing to undertake the dual office, but from his experience he should say that a parochial surveyor had already as much on his hands as it was possible for him to carry out. All day he was fully occupied, and frequently far into the evening his hours were taken up in attending committee meetings and so on. How was it possible that 41 parochial surveyors could undertake the practical duties appertaining to 64 district surveyors in addition ?

During this last year it had fallen to his lot to have to do with a number of dangerous structures, and he could not agree with the suggestion that district surveyors in any way fell short of their duties on this point. It had often been his sincere wish that the district surveyor would take a little less trouble in sending him notices and inspecting work of this character.

As to the amalgamation of the engineer's and the surveyor's offices in one, he thought it might be of interest to place on record where one gentleman at present acted in a dual capacity. Within the last few months he had occasion to submit plans of buildings in an important district where the borough engineer and surveyor were rolled into one. In one or two slight details his plans did not agree with the by-laws, but on being brought before the com-

mittee the surveyor pointed them out and the plans were returned. That went on for a month in one case, and in another instance for six weeks, which meant very serious loss to his client. Had those buildings been carried out in the metropolitan district there would not have been a single week's loss of time. The Vestry surveyor was the nominee of his committee, and had no power to sanction new buildings. The plans went in the usual course before a committee, composed sometimes largely of gentlemen who did not understand them at all, and the plans were thrown out, with a consequent loss of time and money to the building owner.

He was much struck with Mr. Weaver's remarks on the large powers of Vestries. The powers relegated to Vestries at the present time were exceedingly large, in fact so large in some districts that it was only by a vast amount of labour that they could manage to do the work thrown on them, and he could quite conceive that if any additional work were relegated to them something must be only half done, and the work would not have efficient supervision: or, on the other hand, they must augment the staff, which meant an increase of expenditure, with a consequent rise in the rates. Since the work connected with the supervision of buildings was undertaken, the London Building Act of 1894 had, he thought, fully answered its purpose. It was practically an amalgamation of many separate Acts, but it was at all events concise. He did not maintain that it had no defects, but that he feared was the case with most Acts of Parliament which attempted to deal with practical matters.

Mr. Wheeler, Q.C. (Associate), said he had not had the great advantage of listening to the reading of the

Paper by his friend Mr. Weaver, but he had very carefully perused it, and had found in it one or two references to matters of such great importance that he would venture, even at that late hour, to briefly deal with them. It had been his duty, and his pleasant duty, to take some part in the municipal movement of which Mr. Robinson had made mention; and although he did not in the least degree pretend to say that he was in the secret councils of the government, he thought it might safely be taken for granted that the change which Mr. Weaver's Paper contemplated would very probably be made.

On page 80 of the Paper, Mr. Weaver contended that the interests of the community would be served by casting on any new district councils, to be created for the future local government of London, the duties now discharged by the district surveyors under the London Building Acts. And then he went on to say that the cost of carrying out such duties should be charged upon the general rate of each district.

He would deal simply with those two points.

The acknowledged theory of all modern legislation was that judges, and all those who held judicial positions, should be absolutely independent of fees paid by one side or the other. It was essentially unsound that they should be so paid and the system was discountenanced in all recent Acts of Parliament. But those gentlemen, no matter what they were called (and it was to his mind most singular that speaker after speaker had entirely forgotten what they were called) ought not to be paid by the fees of those who really employed them. The fee was in fact paid by the person who employed the surveyor and had of course to be included in the cost of building and in the rent, and ultimately it fell upon the

ratepayer, as did everything else. His opinion was that a district surveyor should be, to some extent at least, a salaried officer of the district he represented. He believed that to be the true principle, but at the same time he fully concurred in the remarks by Mr. Blashill that in his view the question was one of difficulty and doubt.

Now who should this district surveyor be? Paragraph after paragraph of the Paper was occupied in describing what his education should be, and whether he should be a surveyor or an architect. He observed that most architects seemed to agree that he should be an architect, and surveyors seemed to think on the whole that he should be a surveyor. He did not say that either was in the least degree wrong, but he would point out that the functionary in question was called in the Act of Parliament not "district officer," but "district surveyor," and having regard to the class and character of the work which had to be done—and he had taken some little pains to inform himself what the duties were—it would, he thought, be agreed that they needed more the trained surveyor than the skilled architect.

He had listened with very great respect to what Professor Smith had said, and his (Mr. Wheeler's) opinion was that it was undesirable that these gentlemen should be limited to their official practice in all cases. He thought, on the whole, they should be allowed to practise independently, for the reason that it seemed to him that some localities might be large enough to have the benefit of the exclusive services of the district surveyor, and others might not be. But this was all mere detail and did not really affect the main points for which Mr. Weaver contended, and he thought, if he might say so, that much of the discussion had missed some of the very

points which Mr. Weaver had desired to bring forward for consideration.

Several speakers had really assented to the principle he (Mr. Wheeler) had stated, and more or less concurred in his view, and that so markedly that he found Mr. Blashill, on page 83 of *The Transactions*, saying that it was a matter of great regret that the London County Council did not see their way to assent to the view of the Vestries expressed at the conference where his friend Mr. Robinson and he (Mr. Wheeler) had the great honour to represent what had been alluded to as the centre of the British Empire. His own opinion was that The Institution was greatly indebted to Mr. Weaver for opening the question. There could be no adverse opinion among practical men with reference to many points in Mr. Weaver's Paper, but whether members agreed with the author's arguments or not he must remind them of the fact that no body of men or Institution in the world could now-a-days stand simply because they were convinced that they discharged their duties to their own satisfaction. There must be an ultimate appeal to public opinion, and speaking as one who for three or four years had taken part in the movement on which Mr. Weaver's Paper was founded, he was bound to recognise the fact that public opinion had veered round in its favour, and, judging from the report of the Royal Commission, the time would soon be ripe for adopting the proposals which had been so ably put forward.

Mr. E. W. Hudson (Fellow) said he thought it would be well, if it were possible, to adjourn the further discussion of Mr. Weaver's valuable Paper to some future meeting, as he was sure there were many who,

being, like himself, architects as well as surveyors, would like to speak upon the subject, but were prevented from doing so by the lateness of the hour.

The discussion was then, on the motion of Mr. E. W. Hudson, seconded by Mr. W. Eve, adjourned to the meeting of the 6th of February.

Paper 242.
No. 393.

THE RATING OF COAL MINES.

By EDWARD BOYLE, Q.C.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, January 23rd*, 1899.

Robert Vigers (President) in the Chair.

The subject of the rating of collieries or coal mines is not a very attractive one, nor is it one in which many surveyors are engaged. In fact the various law reports show that there have been during the last 50 years but few contested cases, and that there is not in fact any case reported where the method of the rating of coal mines has been specially considered or decided by the High Court, except the one referred to at length at the end of this Paper.

Having regard to the magnitude of the industry, one is somewhat surprised that this is so, the only explanation being that various rough and ready methods have from time to time been adopted; that until recent years collieries were possibly under-assessed, or at any rate moderately assessed; and further, that in good times the precise assessment was not too closely criticised, the amount in the pound being comparatively small, and colliery owners and occupiers, not understanding the subject, were able and were content to pay upon the

amounts demanded without investigating the matter or taking advice as to whether they were or were not over-assessed.

The ever-growing and increasing burden of taxation, however, necessitated the Assessment Committees' looking round for the best source from which to supply the necessary funds; and during recent years there can be but little doubt that all public companies, large manufacturing concerns, licensed property, railway, gas, and water companies, and collieries, have received increased attention, and in many instances have had their assessments largely put up.

It would be difficult to exaggerate the importance of the coal trade, in which millions of capital and tens of thousands of men are, on the whole, profitably employed. Suffice it to say that until recent years Great Britain had practically a monopoly in the supply of coal, and even in 1866 this country produced 60 per cent. of the world's output. In 1880 this proportion had decreased to 40 per cent., and in 1895 it had still further fallen to 36 per cent. of the total coal production. This fact is perhaps the more important when one remembers that during the last 20 years the output of coal in Great Britain has been increased by 42 per cent., or 57 million tons, whilst in the United States the increase has been 270 per cent., or 128 million tons; and even in Germany it has increased 145 per cent., or 41 million tons. The effect of this is to some extent shown in the present prices of coal, as, although the population has largely increased and the consumption of coal per head is more than it ever was before, prices have on the whole steadily fallen. During comparatively recent years coal has been sold at the pit's mouth at over 17*s.* per ton and at under 5*s.* per ton; and when it is remembered that a

colliery owner considers himself fairly well paid if he makes a net profit of about 6*d.* per ton, the speculative character of the undertaking will be apparent.

Many of the largest cities in the kingdom owe their importance to the fact that coal is found in the immediate neighbourhood, and one can hardly realise that only 100 years ago Sussex was the principal seat of the iron trade of England, whereas now there is no important trade of any kind carried on in the county. Although the ore remains, the want of fuel has necessitated the removal of the trade to those districts where coal abounds. It will readily be understood that the men of Sussex, using wood in the shape of charcoal for the manufacture of their iron, could not long hope to remain a match for the north and west of England using coal. The last iron furnace in Sussex was at Ashburnham, and it was only blown out in the year 1809, and at that time was supposed to produce iron equal to the best Swedish metal.

It may not be generally known that the first iron cannon was made at Buxstead in 1543, and that the present iron railings which surround St. Paul's Cathedral were also made in Sussex.

As regards rating, coal mines stand alone. Until 1874, tin, lead, and copper mines were not rateable, but by 37 and 38 Vict., c. 54, these mines became rateable, and the gross rental is now the annual amount of the whole of the dues payable during the preceding year. Coal mines, however, are not in any way alluded to in this Act, but are assessable under the much earlier and more important Act of 43 Elizabeth, c. 2, in these words:

"Be it enacted . . . . That the Churchwardens "and four three or two substantial Householders . . . .

" to be nominated . . . . for setting to work all such " persons married or unmarried having no means to " maintain them, and use no ordinary or daily trade of " life to get their living by, and also to raise weekly or " otherwise (by taxation of every inhabitant person " vicar and other and of every occupier of lands houses " tithes impropriate, propriations of tithes coal mines " or saleable underwoods in the said parish in such " competent sum and sums of money as they shall think " fit) a convenient stock of flax hemp wool thread " iron and other work and stuff to set the poor on " work. . . . ."

The reason why coal mines should be singled out for the purposes of taxation so long ago has been a matter of much discussion, but it seems now generally admitted that the real reason was that in the early periods coal was found cropping out near the surface of good quality and of considerable quantity, which in those days could be estimated with great exactness, and could be worked with little expense; a very different state of things to that existing at the present time, when it sometimes costs over £200,000 to sink a shaft, and several years of work before the coal is reached.

The question to be decided in the rating of a colliery is the one set out in 6 & 7 Will. IV., c. 96, s. 1:

" The rent at which the hereditaments might reason- " ably be expected to let from year to year, free of all " usual tenants' rates and taxes, and tithe commutation " rent-charge if any, and deducting therefrom the pro- " bable average annual cost of the repairs, insurance, " and other expenses if any, necessary to maintain them " in a state to command such rent."

And when it is remembered that few, if any, coalfields are let to a tenant from year to year, one of the first

difficulties of assessing the gross and rateable value will become apparent.

The way in which a coalfield is generally let is as follows:

Some large landowner has, for example, an estate in which there are many acres of coal. Test borings are taken in different parts of the estate, and ultimately 500 or 1,000 or more acres are let on lease, subject to the payment of a dead rent and royalty, or at an annual rent of so much per acre, according to the coal worked. The length of lease of course varies, according to the area of coal and many other circumstances, but no colliery owner would expend his capital unless a long term were assured to him, say 50, 60, or 70 years. The lessee then gets his capital together and begins to sink a shaft. This may cost anything from £25,000 to £250,000, according to the size, the depth, and the difficulties that may be met with. After all the winding and other machinery is fixed and in working order, he may then proceed to win the coal.

The success of the colliery will to a large extent depend upon the quality of the coal, the prices obtainable, the thickness of the seam, the absence of faults, and a hundred other matters, in which no two collieries are alike.

It will be understood that in working a coal mine the more coal that is got out the more the freehold is being wasted, and as long ago as 1828 a deduction was sought to be obtained owing to this fact, it being contended in the case of *Rex* v. *Attwood*, 6 B. & C., 277, that a rate should not be imposed upon the coal produced, because that was part of the realty.

Abbott C. J. said: "It is the first time that such a "proposition had ever been submitted, although many

"coal mines in various parts of the country have con-
"stantly been rated, and the argument in support of it
"is wholly untenable. The legislature has expressly made
"coal mines rateable, and they must be rated for what
"they produce, viz. the coals."

Slate quarries and brick earth are also exhausted in a few years, but nevertheless the rate is always imposed upon that which is produced. This view was still further confirmed in 1847 in the case of *Reg.* v. *Westbrook*, 10 Q. B., 178, in which it was held that the payment in respect of brick earth was not the less a rent because the subject matter of the renting was in course of being wholly consumed. It may at any rate now be considered as decided that no deduction is to be made between the gross and rateable value from the fact that a coal mine is gradually worked out and ultimately becomes valueless.

In some unions it has been the custom to get out a return of the number of tons brought to the bank and to rate the "coal got." This, however, is clearly wrong, as "coal got" is a chattel, and by 3 and 4 Vict., c. 89, chattels are exempt from rating. In other unions the gross and the rateable value appears in the valuation list and in the rate at the same amount. This again must be incorrect, inasmuch as the rateable value is the gross value after deducting therefrom the probable average annual cost of the repairs, insurance, and other expenses (if any) necessary to maintain the hereditament in a state to command the rent. It is difficult to imagine any hereditament in which the gross and rateable value can be the same, but certain it is that in the case of a coal mine the cost of keeping the premises in a state to command the rent must be very large indeed, and would include the expense of ripping and packing the roof, which of

itself would average 7½*d.* or 8*d.* per ton, to say nothing of the ordinary repairs to the roads and airways, which would average 4*d.* per ton, and other expenses necessary to keep the mine in a workable condition.

The expenses in each mine would be very different, and would depend on the depth, freedom from water, absence of heat, ventilation, &c., &c.

One of the chief difficulties in endeavouring to arrive at the fair rateable value of a colliery arises from the fact that no collieries are let on a tenancy from year to year. The meaning of an occupation of premises from year to year, as mentioned in the Statute of Will. IV., has been considered and decided in the case of the *Queen* v. *South Staffordshire Waterworks Company,* 10 Q. B. D., 359, and in giving judgment Lord Esher says:

" But they have to rate property which in fact is not " let, and the legislature has said that in that case the " property is to be rated as if it were let to a tenant " from year to year; it has not said, as if it were let to " a tenant for a year, but to a tenant from year to year. " In endeavouring to rate a property as if it were so let, " everything is necessarily imaginary and unreal . . . . " A tenant from year to year is not a tenant for one, two " three, or four years, but he is to be considered as a " tenant capable of enjoying the property for an in- " definite time, having a tenancy which it is expected " will continue for more than a year, but which is liable " to be put an end to by notice."

From the above it will be seen that this yearly tenancy is an occupation on which the landlord could justly ask for an increased rent in the event of the price of coal being high, or under which the tenant could ask for a reduction of rent in the event of a fall in the price of coal.

Under these circumstances, therefore, it would appear only reasonable that the rateable value of a colliery should be increased or reduced according as the value of the tenancy from year to year has improved or decreased.

The workings of many coal mines extend for some distance under the sea, but inasmuch as the parish only extends to low water mark (31 and 32 Vict., c. 122) any portion of a colliery outside the parish boundary would not be rateable at all, although of course the roads and the tramways leading to the colliery and within the parish would have to pay rates.

At the present time there are several methods which are adopted in different unions for assessing a colliery. One of the methods is to put a percentage on the cost of the shaft, to also put a percentage on the cost of the plant, to add the rent or the royalty paid for the actual coal worked, and to consider the total the rateable value. It is just possible to conceive that under certain special circumstances this may work out at a correct figure, but it is, to say the least, most unlikely. To begin with, the total thus arrived at must not exceed the fair value of the colliery as a whole, and it could only be correct if the shaft had been recently completed, if the plant was up to date, and the mine in such a state of work that the average rent reserved by the lease for the whole term of, say, 70 years happened to be a fair rent for the one year preceding the making of the rate.

For instance, suppose a mine of 1,000 acres, let at a rent of £200 per acre, for the term of 70 years. When the mine was first opened, it is easy to imagine that the face of the coal would be small, the quantity obtainable would therefore be costly to work, and at the commencement of working the mine the cost of winning an acre

of coal might be somewhat out of proportion to the value of the coal won. None the less, according to the above method, the rent per acre would be taken at the £200. Exactly the same remarks would apply when the greater part of the mine was worked out, when each ton of coals would possibly have to be carried say three or four miles underground to bring it to the shaft. The roofs and the tramways would all have to be kept in repair, and the expense of working the coal would again be out of all proportion to the usual expenses incurred, but by the above method the rent would still be taken at £200. On the other hand, after the mine had been opened a few years, and when the face of the coal was all that could be desired, both as to extent and thickness, the distance from the shaft not too great, the working expenses at a minimum, the amount of coal won large and the profit satisfactory, yet the rent would, by this method, be still taken at £200.

The more it is considered the more, I think, will it be agreed that to rate a coal mine on the principle above mentioned will not assist in arriving at the fair assessable value. The shaft may be used because it is there, but rather than pay any rent for it, it would be worth the tenant's while to sink a new shaft nearer his present workings. The machinery and plant may be old or out of date, but as it is there the tenant uses it, whereas, rather than pay any rent proportionately to the percentage of its cost, he would have new and improved machinery up to date, with which he could no doubt effect economies.

Again, the position of the coal, the thickness of the seam, the depth, the quantity worked, the distance from the shaft, the expense of ventilation, a good or a bad roof, heat and dust, gob fires, the expenses of transit or

the cheapness of freight, the prices obtained at the pit's mouth, and the cost of labour would all affect the mind of an incoming tenant before he agreed to pay any rent for a colliery; and therefore to arrive at an assessment without taking all these matters into consideration is to fix a rule of thumb figure which cannot have any pretensions towards accuracy.

Another method is, not to put a percentage on the cost of the shaft, but to take into consideration circumstances in connection with the colliery, and to put a percentage on the value of the shaft, and a percentage also on the value of the plant: not to take the actual rent paid for the coal, but to estimate the value of the coal per acre in the district, and to multiply the number of acres worked by the estimated rental per acre adding a percentage on the estimated value of the plant, and a percentage on the estimated value of the shaft. The fallacy of this method seems to be that it is all founded on an estimate. If the estimate is right the figures arrived at will be correct, but not one single item can be correctly arrived at until the surveyor knows all the circumstances of the mine, as to the depth, thickness of seam, &c., &c., as mentioned above.

I have already stated the usual way in which a new coalfield is let, and what we have now to consider is, what a hypothetical tenant would give to occupy and work a coal mine already developed. It seems to me that the first question he would ask would be that he might see a copy of the profit and loss account of the late tenant, that he might know the extent of the coal worked, prices obtained, distance from the shaft, and all the circumstances of the mine.

I do not for one moment say that the actual working of any mine fixes its rental value to a tenant from year

to year. It may well be that a mine is injudiciously developed, expensively worked, and unsatisfactorily managed, but I do say that the result of what has actually been done during the preceding year by the actual or outgoing tenant is after all the best test and the most correct way of arriving at what a hypothetical tenant would pay. It is an actual result obtained—almost every figure in connection with the calculation is an ascertained fact—and the only or chief objection is that the actual tenant in possession may have been less skilful, or more skilful, than the hypothetical or average tenant.

The third method therefore, and the one which appears to me to more nearly approach correctness than any other, is to treat the colliery in the same way as a railway, gas or water works, or any other special property which is rated having regard to its receipts and expenditure. It will, I think, be agreed that no two collieries are alike; the quality of the coal worked and the thickness of the seam may be similar, but the depth of the mine, the distance from the shaft, the liability to fires or flooding, and a dozen other matters all differ in various collieries, and the absence or presence of any of these matters would enable a tenant to give more or less rent as the case may be, and would certainly affect his mind before agreeing to any fixed annual payment. There would be far less difficulty in valuing a colliery on this principle than a railway, and the amount involved in the former case would very frequently be larger than the latter. In order to assess a small piece of railway line running through a parish a valuation of the whole undertaking has to be gone into, including the valuation of the working stock and the allocation of receipts and expenditure. It is true that most collieries

extend into several parishes, but this need cause no difficulty, as the total gross and rateable value of the colliery can be apportioned in the same way as every other special property.

The following is the form which a valuation of a colliery would, under this method, take, and the figures set out are practically those used in a somewhat recent case:

Gross receipts from sale of 581,713 tons of coal raised at pit in 1896	£165,991	
Less discounts and bad debts .	613	
		£165,378
Deduct working expenses, including repairs, excluding rates and royalties	£138,067	
Less repairs	11,695	
		126,372
Net revenue and rates . . .		£39,006
Occupier's share:—		
Tenant's capital £60,000, 20 per cent. thereon . . .		12,000
Gross estimated rental and rates . .		£27,006
Deduct rates		2,376
Gross estimated rental		£24,630

Statutable deductions:—		
Repairs	£11,695	
Sinking fund to replace the landlord's plant in 30 years on 2½ per cent. tables: £30,000 at ·023 equal per annum	690	
* Sinking fund to replace the shaft in 60 years on 2½ per cent. tables: £40,000 at ·0074, equal per annum	296	
		12,681
Net rateable value of whole of the colliery .		£11,959
Less separately assessed properties—Washing plant		600
Net rateable value of colliery to be apportioned		£11,349

It should be observed, both as regards the quantity of the coal raised and the prices realised, and the discounts and bad debts, that they would all be actual figures taken from the books of the colliery. The working expenses also would be the actual money expended, and the same remark applies to the repairs. The tenant's capital would of course be the result of a valuation, and the interest thereon, which I think should be 20 per cent., is a matter for discussion and arrangement.

As regards the statutable deductions, although no

objection could be raised to a sinking fund to replace the landlord's plant, there is some doubt whether the sinking fund to replace a shaft at the end of the time can properly be allowed, but on the whole I think it is an item the tenant should claim and receive.

It can hardly be denied that by this method one important fact is found beyond a doubt, and that is the amount which a tenant could afford to pay, and by this system he has the additional advantage, that in bad times the rent would be proportionately low, and in good times it would be largely increased, which in effect carries out the words in the statute of Elizabeth which provides that the occupier should be rated "according to "his ability."

The question now arises as to whether there is any legal authority or decision which has directly or indirectly approved this method of assessing collieries. In most rating appeals the case of *Dodds* v. *South Shields*, 1895, 2 Q. B. D., 133, is referred to in support of the view that collieries should be assessed by comparing one with another, in just the same way as private houses and shops. In this case it was attempted to inquire into the receipts and expenditure of a public-house, but the Court of Appeal held that the profits or earnings of a public-house were wholly immaterial, and that where one can get the ordinary evidence by comparison with other properties in the neighbourhood it ought to be rejected. The Master of the Rolls, in giving judgment, and in referring to the case of Mersey Docks and Liverpool, said:

"It is not said that the rateable value is to be what "a tenant could afford to give, but that in order to find "out what, in such a case as that, he would give, the "ordinary means are not available, and therefore it is

" necessary to find out what the tenant could afford to " give. What was said in that case is applicable to the " case of a racecourse. That is an exceptional case, and " therefore it is necessary to inquire what the tenant of " the racecourse intending to use it as a racecourse could " afford to give in order to find out what he would be " likely to give. A racecourse cannot be put into the " same category with inhabited houses."

Further on in the judgment the Court said :

" There may be some public-house or some hotel in " exceptional circumstances, but the question which we " are asked is with regard to a public-house in a town " where there are many other public-houses. If people " accustomed to South Shields can give evidence which " can be relied on as to what is the rent in the house- " market of public-houses similarly situated, similarly " built, and of the same size, it seems to me that the " ordinary rule can be applied, although the houses are " licensed."

These words I submit rather confirm the view that collieries should be rated as exceptional properties. Certainly no collieries can be said to be similarly situated, similarly built, or of the same size, and they all vary, as shown above, in all those matters the presence of which tend to lower, and the absence of which tend to increase, the rateable value.

The view that the receipts and expenditure of a coal mine should be taken into consideration in assessing it, is rather confirmed by the case of *Rex* v. *Parrott*, 5 T. R., 593, which refers to the " profit of the mine," and which was decided in 1794, and also by *Rex* v. *Bedworth*, 8 East., 389, which was decided in 1807, and in which the " net profits of the mine " were referred to. The head-note in another case known as *Rex* v. *Attwood*, 6 B. &

C., 277, and which was heard in 1827, is "that the owner " and occupier of coal mines are rateable to the poor at " the sum for which the mine would let subject to *out-* " *goings.*" It appeared by this case that the whole of the coals which had been raised from the mine did not exceed £5,000, the full value of the annual produce of the mine in question after deducting the current expenses of working the same amounted to £428 9*s.* 0*d.* Upon that amount the appellant was rated. This clearly shows that sixty years ago receipts and expenses were considered in arriving at the assessable value of a coal mine.

The most recent case is that of the *Denaby and Cadeby Colliery Company* v. *the Assessment Committee of the Doncaster Union*, 14 L. T. R., 347, which I have referred to at length, as the three points raised are of the utmost importance. This was a special case stated by Mr. Littler, Q.C., who sat as arbitrator to hear the rating appeal, which lasted many days, and in the case which was submitted to the court he found that—

" The universal custom in the Barnsley field is " to let on leases of considerable duration at a rate " of so much per acre payable (subject to a minimum " per annum) as and when the coal is won, which price " neither increases nor diminishes with the price of " coal, or any other circumstance, and is frequently fixed " much in the dark before the field has been fully proved. " In the case of both collieries, the mines are held on " leases having fifty or more years to run containing " no unusual clauses, and the rent received after " providing for the minimum (which has been passed in " both collieries) is calculated as above indicated at per " acre of coal gotten as and when it is so gotten, " the tenant paying all outgoings and maintaining the

" underground workings, &c., in good condition at his " sole cost. The area of coal leased was very large, " amounting to some 4,000 acres in the case of each " colliery, and the price actually paid under the lease for " coal work averaged in the case of Denaby about £207 " per acre, the tenant doing all repairs and bearing all " other outgoings, and in that of Cadeby about £138 per " acre. The collieries have been rated by the respondents " at the before-mentioned amounts on an estimate based " on the rent which a tenant would in the judgment of " the assessment committee be willing to give on lease, " and no allowance being made from that rent, and " adding thereto the annual value of the surface " buildings on a valuation based on their present con- " dition, from which latter the usual deductions are " made. At the hearing the appellants contended that " the best, and indeed the only fair method of arriving " at the net annual value, was that of ascertaining the " receipts in the year and then deducting therefrom the ' expenses, allowances for tenant's capital, &c. If this " proposition was admissible in principle, it was not dis- " puted that the method on which it was worked out was " substantially correct, subject to amount, as to which " the parties differed. It was objected that the arbitrator " ought not to receive this evidence, but he admitted it " subject to the case. Evidence was given that this " was a practicable method. It was admitted that coal " experts could in each year ascertain the average selling " price of coal, and also could accurately estimate what " the fair working expense per ton of such a colliery " ought to be. If the evidence was admissible in law, " the arbitrator found as a fact that this method is not " only a practicable, but the best and fairest method to " both parties. The respondents contended that he had

" no power to adopt this principle. The appellants con-
" tended that it was impossible to find a tenant fron
" year to year at a rent certain. If the mine were rated
" at the sum proposed by the respondents, it would be
" carried on at very little profit, if not at an actual loss.
" If, on the other hand, their system were adopted in
" good time the owners would escape their fair share of
" the burdens of the rate. Every colliery has its dis-
" tinctive advantages and disadvantages, as, for example,
" its proximity to a port of shipment, its depth, liability
" to gob fires, cost of maintenance, ease of obtaining
" labour, and many other considerations. There being
" no collieries let from year to year, there are no means
" of comparing the appellant's collieries with others
" for the purpose of ascertaining what a tenant would
" give from year to year. There was a second point
" raised. In three of the valuations in the rate-book
" the same figure appears in the gross and in the
" rateable column. In this instance there are no surface
" works, and wherever that is so the parishes make no
" difference between the gross and rateable, inasmuch as
" the tenant as before mentioned pays the outgoings. The
" appellants contended that the gross must necessarily
" include the outgoings, and that when the parish has
" inserted a gross value the appellant is in all cases
" entitled to accept that and to claim to deduct therefrom
" all amounts necessarily expended to maintain the rent,
" whether these outgoings are in fact paid by the tenant
" or not (*Reg.* v. *Wells*, L. R., 2 Q. B., 592). The questions
" for the Court were: (1) Is the evidence put forward
" by the appellants admissible? (2) Is the rent on lease,
" whether actual or estimated, under such circumstances
" binding, or any evidence in ascertaining the value for
" rating purposes? (3) Are the appellants, on such a

" rating as the three above named, where the gross and " rateable are entered at the same amount, entitled to " claim to deduct from that gross, as shown in the rate- " book outgoings by whomsoever paid, and so arrive at " the net value, which in such case must necessarily be " less than the gross ? The arbitrator postponed making " his award until the judgment of the Court should be " received."

DAY, J., said that in his opinion " the evidence of the " receipts taken in the year was admissible. This " was an exceptional case. The umpire knew of no " colliery let by the year, and there was therefore no " similar property with which such a colliery could be " compared. It must therefore be dealt with excep- " tionally. The system proposed by the appellants was " the most practical. The second question had been " disposed of by agreement, namely, that the rent was " some evidence, but not binding evidence. As to the " third, he did not see how the rateable value could be " arrived at without first getting at the gross."

" PHILLIMORE, J., was of the same opinion. The " colliery was such an exception that it could only be " rated in an exceptional way. With respect to the " third question, he thought the ratepayers were entitled " to the benefit of the finding of the Assessment Commit- " tee. Deductions should be made from the gross value."

As a summary I would suggest that any rating authority, desiring only to arrive at the true gross and rateable value of a colliery, should take into consideration all circumstances in connection with the premises, including the cost or value of the shaft and rateable machinery, the age of the mine, the quality and quantity of the coal, the rent paid under the lease, the rents

recently obtained for similar coal under similar circumstances, the output, the prices obtained for the coal, and the expenses of producing and realising it.

Suppose two collieries, the expenses of planting the mine in each case being about the same, and the output from each colliery averaging say 400,000 tons, one making a yearly profit of £10,000 and the other an annual loss of £8,000—would any reasonable hypothetical tenant take either colliery without inquiring and knowing these facts, and in any event would he pay the same rent for both collieries? If not, how can the Assessment Committee arrive at the gross and rateable value without themselves knowing anything of the chief and all-important circumstance which would operate on the mind of an intending tenant.

The Secretary then read the following communications with reference to the subject of the Paper:

From Mr. J. A. LONGDEN, President of the Institution of Mining Engineers.

At the request of your secretary, Mr. Rogers, I venture to make a few remarks on Mr. Boyle's Paper on the subject under discussion.

Having been a member of an Assessment Committee for more than ten years, I may say these committees are generally composed in country unions where collieries exist of about twelve members, eight of whom are farmers or small tradesmen, and the other four people interested in mines. The majority always consider the collieries are a nuisance, as they have raised the wages of their men and made labour scarce, and therefore put all they can on to collieries in the shape of taxation. This was no doubt the reason why Mr. Boyle and others were able quite recently to reduce the assessment of the Denaby Collieries from £33,500 to £21,500, and when we remember how enormously the rates have advanced in urban districts within the last three or four years from 3*s*. to 6*s*. in the £, it is not surprising that the farmers have done their best to keep other people's rateable value up.

In most parishes, however, where collieries exist the rateable value of the colliery is from one-half to one-third of the whole, and when the coal is worked out the farmers will realise what a help coal has been in paying rates.

Mr. Boyle's Paper is most interesting and instructive where he gives the method by which the rateable value is arrived at, but whether his suggestion is practicable or wise is a different thing.

Suppose all property were dealt with on the same basis as he suggests, and the rateable value of farms were altered each year according to the varying circumstances which make for or against a profitable occupation of land, then an army of valuers would be engaged all the year round assessing all the property in the kingdom, and the lawyer and barrister would follow on, and in the interval no rates would be paid.

Mr. T. F. Hedley, of Sunderland, was considered one of the leading valuers of mines for many years, and in 1876 wrote to the North of England Coal Trade Association suggesting a self-adjusting principle for rating mines. This principle has practically been adopted by all Assessment Committees ever since, namely, agree on a tonnage basis which should not be altered unless there arises some material and unforeseen circumstances not taken into account when the basis was fixed.

The advantages of this method are :

The colliery owner can reckon on a dead charge of fixed amount in making his contracts, and whilst in bad times it may tell against him, yet in good times he gets the benefit.

The Assessment Committee clerk ascertains the annual output of coal, and at once can estimate what the call in the £ must be for the following half-year.

The collector can make out his calls with accuracy and speed and no dispute arises, and he does not constantly meet with refusals to pay the rates demanded.

The other ratepayers also like this arrangement better because there is more certainty and uniformity by this process. It must have been very awkward for the other ratepayers when the Denaby assessment was reduced from £33,500 to £21,500 in one day.

The sum demanded from all the parishes in the union, probably 20 or 30, would have to be readjusted to suit the alteration.

In the case of Denaby the rate appears to be about 5*d.* per ton on the rateable value as now fixed, therefore it must have been nearly 8*d.* per ton before, which was most unreasonable.

Mr. Boyle must not, however, think "the colliery owner did not under-"stand the subject," and continued to pay without investigating the matter ; on the other hand, I may tell him the basis for midland collieries has been 4*d.* per ton for many years past, and all he has been able to reduce Denaby to is nearly 5*d.* per ton. Taking, however, the advantages which Denaby undoubtedly has, namely thick and good coal, easily worked, low acreage rents, most exceptional shipping advantages, the 5*d.* is only fair compared with collieries further inland.

One point Mr. Boyle does not deal with, and an important one. When

the shaft or pit is in one parish and the coal worked in another, it is usual to assume the rateable value of the colliery plant at one-fourth of the whole; therefore if the rate is 4*d.* per ton, the coal pays 3*d.* per ton from whatever parish it is obtained, and the assessment of the colliery itself is 1*d.* per ton on the output.

Mr. Boyle says the colliery owner considers himself fairly well paid if he makes a nett profit of about 6*d.* per ton. Nett profit is such an elastic term. If it means after providing for interest and replacement, then 6*d.* might be satisfactory, but 6*d.* a ton on 1,000,000 tons per annum is only £25,000, and when collieries cost nearly £1 per ton, as in the case of a large company recently floated, this only means 2½ per cent., which is quite absurd.

Very few house coal colliery balance sheets, even for 1898, which was supposed to be a good year, will show 2½ per cent., without allowing anything for interest on or redemption of capital.

Mr. Boyle in advocating his view implies that railway companies are rated at a varying amount from year to year according to traffic returns. This is not so, and usually the railway assessments are revised every five years, in urban districts at any rate.

I think Mr. Boyle must see it is most objectionable to have to produce to the inspection of the Assessment Committee in the neighbourhood of which you happen to live all your selling prices and working costs year by year. To have to do this kind of thing for the income tax people is bad enough, but to have to submit to be constantly cross-examined by a small farmer, who perhaps wishes to pose as the voters' friend, and talk about it over his glass in the public-house, is not to be endured, and in my opinion quite unnecessary.

Men are quite difficult enough to deal with as it is, without giving them any more tools to fight us with.

The Denaby case has undoubtedly established an important principle, but having done that let us have a self-adjusting method adopted.

From Mr. WILLIAM WRIGHT of WOLLATON.

The following is a summary of what has taken place in the Basford Union, Nottinghamshire, which contains many of the principal collieries of the district:—

Prior to the year 1865 the rateable value of the collieries in this union was fixed by the overseers, usually by agreement with the colliery proprietors, there being no fixed rule. In that year the Assessment Committee directed a re-valuation of all the collieries to be made by a firm of professional valuers, the result being a very large increase in the rateable value. This assessment was not agreed to by the colliery proprietors. A long and very costly arbitration ensued, lasting over several years, during which time the legal questions of rating were thoroughly gone into and argued by counsel upon reports of experts on both sides, the result being that both parties agreed to the following basis, viz. 4*d.* per ton on sale tonnage, with an addition of 2 per cent. on sale tonnage, representing the

amount of coal consumed in working the colliery and coal given to workmen. In cases where the shafts and plant are in one parish and the coal is being worked in another, the 4*d.* is divided as follows: 3*d.* per ton + 2 per cent. in the parish in which it is worked, and 1*d.* per ton + 2 per cent. in the parish in which the plant and shaft are situate. This principle was generally adopted by the unions in this county with perhaps a slight variation in the tonnage charges in some cases. The sale tonnage is supplied to the clerk of the Assessment Committee by the several collieries for each year ending 31st December, and the rating is annually revised accordingly. The rateable value of collieries in this union is over £96,000.

For example:

Say sale tonnage during the year ending 31st December in a colliery is 520,000 tons

+ 2% = 530,400 tons,
which @ 4*d.* = £8,840.

Add one-fifth to arrive at the gross estimated rental.

The rateable value as shown in the above example includes all machinery, plant, railway, and in fact everything belonging to the colliery of every description, except, of course, dwelling-houses.

Mr. William Eve (Fellow) said he was sure members present would agree that The Institution was greatly indebted to Mr. Boyle for his very useful and interesting Paper. He had hoped to discover in it something with which he might find fault, for the author had often taken the opportunity to correct him, and he should much like to have had the pleasure of retaliating. But he was in this disappointed, for Mr. Boyle adopted, he found, exactly the principle upon which he (Mr. Eve) had hitherto always acted. He had been called upon to value a large number of collieries for rating purposes, and he did not see anything in the principle, as stated in the concluding paragraphs of the Paper, with which anyone could quarrel. In the passage he referred to, the author said: "As a summary "I would suggest that any rating authority" (and he might have included surveyors as well) "desiring only "to arrive at the true gross and rateable value of a

"colliery, should take into consideration all circum-
"stances connected with the premises, including the
"cost or value of the shaft and rateable machinery, the
"age of the mine, the quality and quantity of the coal,
"the rent paid under the lease, and the rents recently
"obtained for similar coal under similar circumstances,
"the output, the prices obtained for the coal, and the
"expenses of producing and realising it."

He thought that any rating authority or surveyor, after carefully reading that paragraph, would quite agree that this was the ideal way of arriving at a correct conclusion. But the great difficulty was in putting this excellent theory into practice. Colliery proprietors were under no statutable liability to publish accounts as were the railway, gas, and water companies.

Another thing to be considered was that in the case of any railway, or gas, or water company the items were, generally speaking, easily distinguishable. The distinction between outlay which should be debited to capital and outlay which should come out of revenue was fairly clear, but it was not so with regard to coal. A colliery was being opened up as it was being worked, and it was consequently impossible to exactly apportion the expense incurred in any year with respect to the coal gotten in that year, and that must be an element of difficulty in dealing with accounts in the way which Mr. Boyle proposed. He quite admitted that the principle was right, but there were many outside circumstances to consider.

It must be borne in mind that the ratepayer in that case had always a great advantage over the rating authority, for he kept the accounts and could take care to appeal any year when the expenses were possibly

abnormal. There were so many difficulties of that sort that he did not see much chance of establishing so easy a principle as that on which Mr. Boyle's illustration was founded.

One point had not been referred to which, he thought, somewhat complicated matters, and that was the question of wayleaves, especially when in parishes other than that in which the coal was gotten. On this point there often arose some considerable difficulty.

He quite agreed with Mr. Boyle that royalties were no necessary evidence of value, although it was singular that they were not. He had been particularly struck in about 50 collieries which he had had to value during the last year with the absence, in many cases, of any real ground for the scale on which the royalties were paid. For instance, he found the royalty of a given mine fixed at a certain amount, which over a large area was very considerable, but it answered some one's purpose to open up the colliery and to work all the coal on the estate, or nearly so. He then found a small owner having a few acres adjacent, and the same amount of royalty was charged, but he could not understand on what principle this was done. The colliery proprietor would not only have to pay royalty, but he would also have to pay, perhaps, 2*d.* per ton as wayleave to get the coal from his own colliery. Those were cases in which he would, he thought, if asked to fix a fair rating, say, "If the "person who works it has got to pay somebody else 2*d.* "your royalty ought to be at any rate 2*d.* less than the "other royalty," apart from the fact, which was not unimportant, that this coal had to be drawn a long way further underground than the other had. He could give numerous similar instances to show that royalty was not necessarily a true test of value.

With regard to the question of gross estimated rental, he quite agreed with the author, but he was living in the hope that gross estimated rental would soon be a thing of the past. It had caused much confusion hitherto, and if the principle which Mr. Boyle considered fair were followed it would give a great deal of trouble in the future to colliery proprietors, who, he took it, would have to pay their income tax (perhaps Mr. Boyle would kindly say if he was wrong on that point) on the gross estimated rental, and whether they made profits or not they would, he believed, find no way of recovering any of it, or at any rate not without very great difficulty. There was thus a very serious objection to the gross estimated rental being very much in excess of the rateable value ; but as the law now stood it must be so. Nevertheless, as he had said, he hoped the time was not far distant when it would be possible to get rid of gross estimated rental and arrive direct at the real value as the basis of rating.

He thought, therefore, that the only plan for the present was to adopt what Mr. Boyle had suggested in the latter part of his Paper, but he did not believe in the dealing with the matter on the same basis as a railway. He could not see why, if one might not ask how many barrels of beer a publican drew, one should be able to inquire into the profits which a colliery proprietor made.

Many colliery proprietors had exceptional means of disposing of their coal. Some collieries were under good management and others under very bad management, and surely the adoption of such a principle would be rating trade. The case of railway, gas, or water companies was different altogether. They were monopolies. Parliament had given them certain rights over property in

order to carry out what it regarded as a public advantage, and in consideration of their monopoly they were (as he thought rightly) compelled to issue their accounts in a specially required form, and it was only right that in ascertaining the rateable value of such a hereditament consideration should be given to the question of receipts and expenses. But it seemed to him that if this question of accounts were allowed to be arbitrarily imposed upon collieries, the result would certainly be the taxing of a man's ability, and dealing with his property differently from any other which was not a monopoly.

With regard to appeals, and the regulation of the respective payments in times of depression or of prosperity, he knew of no means of making a colliery proprietor produce his accounts, although Mr. Boyle might advocate the introduction of powers to make this compulsory. At the same time he felt quite sure, if even that plan were resorted to, it would be a case of what is commonly expressed as "heads I win, tails you lose." A colliery proprietor would appeal when the undertaking was not paying, and when it was prosperous nothing would be heard of the appeal. The overseers would not have an opportunity of investigating the accounts, and the general body of ratepayers would suffer.

There was one point which particularly struck him as not being sufficiently borne in mind, viz. that if A did not bear his fair share of the rates, B, C, and D would have to undertake part of his burden.

It was difficult enough now to know exactly what persons ought to be rated and to what extent, and the longer he lived and the more he had to do with rating, the greater difficulty he found in carrying out the intentions of the legislature, so plain as they were in theory, and yet so difficult of application.

Mr. E. J. CASTLE, Q.C. (Associate), said that having heard with much pleasure the interesting Paper which Mr. Boyle had read on the rating of collieries he was glad of an opportunity to second the vote of thanks.

He did not propose to give a long dissertation on the law of rating, but he would like to put one or two points before the meeting to enable them, perhaps, to realise more fully those suggested by Mr. Boyle's Paper.

It seemed to him that the best test of the rateable value of property was its ordinary market value, which persons could ascertain from neighbours and surveyors and so arrive at the letting value of property. That was how one knew the value of houses in streets in different parts of London. Where there was no market value a tenant would undoubtedly have to inquire what it would cost him to get the property, *i.e.* he would look at the amount of capital he had to invest, the amount of rent he would have to pay the landlord; and then he would equally have to find out what he was likely to get from the property, and so ascertain its profit rental. Neither consideration would be neglected by a prudent tenant. A tenant *could* not pay more than he was able to pay, for if he did he became bankrupt. He could not pay a rent beyond what the profit would pay him. Therefore he thought he did right to look at that and see whether he could pay the rent he was assessed at. That was the fair way to deal with the question.

But it seemed to him that Mr. Boyle's Paper hardly went far enough: for though a tenant could show by figures that he could not pay the rate put on him, so that the assessment was too high, he would also have a right to show in the alternative that to rate him on his profits was wrong, because such assessment was above

the market value of neighbouring coalfields, *i.e.* he could get a landlord to let him a coalfield at a certain rent per acre and then he would have only to find the capital to put down his shaft to get coal; and that thus rent and interest on capital would come to a less sum than the profit rental. It seemed to him, therefore, that whilst a man *could* not pay more than his profit rental would justify, he *would* not pay so much if he could go elsewhere and do better.

Mr. R. Horsfall (Fellow) said that coming, as he did, from Yorkshire he was naturally interested in the subject of coal mines, and had listened with much pleasure to Mr. Boyle's able treatment of the question of their rating.

He thought the suggested course the right one to be pursued in the valuation of coal mines. At the present time, as had been stated, an Assessment Committee were composed of farmers and tradesmen (fellow ratepayers with the coal mine owners) who practically knew nothing of the working of mines, but who fixed the amount of the rates which the owners must pay. They were of course interested in making that amount large enough to ease themselves, as ratepayers, from some proportion of their burdens.

The whole matter was so thoroughly dealt with in the Paper that it was difficult to find another word to say about it, but he might perhaps be allowed to suggest that Mr. Boyle had been too liberal in the example case of a tenant with a capital of £60,000, where 20 per cent. was allowed for interest.

He knew of few colliery leases granted for a less term than 40 years. They were more generally for 50 or 60 years. If a man took, say, 2,000 acres of coal, he

would take it for 50 years, and was bound to get 20 acres of coal per year, paying a rent of perhaps £100 per acre on the coal extracted. If, however, he did get more than the 20 acres in one year he must pay the extra royalty or rent on the additional quantity got. During the first part of the term he had to put down shafts, engines, boilers, and pumps, and other machinery, which certainly could not be calculated to exist without repair for more than 15 years at the longest.

Then with regard to the question of a fixed standard of 4*d.* per ton, or whatever it might be, he thought the principle entirely wrong. The tenant would perhaps be working a quarter of a mile or half a mile from the bottom of the shaft in one case, and in another perhaps one and a half miles away, and, as stated in the Paper, it was therefore most necessary to take each colliery on its own basis.

One other important factor in colliery workings was the getting rid of water. One colliery would, perhaps, take five times as much clearing of water as another in the same district, and this must in each colliery or section be carefully taken into account, and the questions of access, wayleaves, and distance must also be considered. With regard to working wayleaves, he understood Mr. Eve to say he could not see why a man should pay for wayleaves.

Mr. Eve said his point was that he did not see why a colliery proprietor should pay as much royalty per ton for coal on which he would in addition have to pay for wayleaves as he would for coal on which there was not that additional charge.

Mr. Horsfall, continuing, said he was going to meet

that point. A colliery proprietor took a certain area of coal under one or more landowners, but his workings were limited when he reached a certain boundary. Adjoining the boundary was an area of coal of 50 or 100 acres belonging to another owner. All the expenses of sinking the shafts, fixing of plant, and preparing to work under the first lease had been incurred, and therefore it was worth his while to go to the adjoining owner, and say, "I am paying so and so for the ad- "joining coal, and under my lease I can remove your "coal by payment of a small wayleave, and therefore "will give you the same price per acre." It was an advantage to the colliery proprietor to get it, for all the expenses were incurred, and it answered the purpose of the owner of the coal to have it gotten, because it was not a large enough area to induce anyone else to put a shaft down, and therefore the arrangement was mutually advantageous. In representing several small colliery owners he had dealt with the matter on that principle, and had paid compensation, by wayleave, which varied, as some landlords were more exacting than others.

Mr. C. F. Jones (Fellow) said he rather hesitated, after having only heard Mr. Boyle's admirable Paper read, and not having had an opportunity of perusing it carefully, to say much thereon, for his words would be recorded in the *Transactions*, and there was no knowing whether at some time when he was in the witness box the views he now expressed might not be used against him by counsel. In this connection he was sure that if a Bar rule could be established precluding cross-examination upon criticism of this character, many members would feel at liberty to express their views more freely.

But with all reserve he should like to say that while he admired the Paper, he thought Mr. Boyle had given, as he usually did, too much consideration to the tenant's interest and too little to the landlord's.

At the commencement of his Paper Mr. Boyle attributed the increase which had arisen from time to time in special properties to the necessity of the Assessment Committee seeking the best source from which to obtain the necessary funds. He did not think that was the case. It arose, he thought, from the fact that there had been of late years a very large increase of profits, particularly in the case of railway and kindred properties, and therefore it was the bounden duty of the Assessment Committee, according to Act of Parliament, to rate them according to their improved position. It was obvious that the more those special properties increased in value the more the occupier could afford to pay in rates. It was said in the Paper that the price of coal had, on the whole, steadily fallen, but his own experience was that when he set up housekeeping some 26 years ago he paid almost exactly the same price as he paid to-day. He thought the difference between 17*s.* a ton and 5*s.* at the pit's mouth must be due to very exceptional and temporary causes.

The fact was referred to that iron was formerly got from Sussex, and he could mention many places in that county where iron existed almost on the surface, only wanting the proximity of workable coal to start the iron industry there in full swing again.

In some unions, Mr. Boyle said, it had been the custom to get out a return of the number of tons brought to the bank and to rate the hereditament as "coal got." This, however, was clearly wrong. With that he quite agreed. To insert in the valuation list as a description

of the property rated "coal got" was perfectly illegal. It was as such (as Mr. Boyle said) a chattel. The rateable hereditament, not the produce, should be assessed. He thought that Mr. Boyle, when he said, "It is difficult "to imagine any hereditament in which the gross and "rateable value can be the same," forgot the fact that there were hereditaments with no "statutables," as they were professionally called. Take, for instance, sporting rights; there were no "statutables" on sporting rights. Tithe rent-charge, even before the St. Asaph Judgment of two years ago, was without "statutables" when the occupier was not responsible for the repair of the chancel or fabric of the parish church, and now, after that decision, the "gross" was invariably the "rateable" value also.

He believed that the largest titheowners in the kingdom, viz. the Ecclesiastical Commissioners, no longer claimed "statutables" on tithe rent-charge.

An objection which Mr. Boyle had to the present system seemed to be that it was founded on estimate. Of course, if all rating could be founded on absolute fact, then probably ninety per cent. of the litigation which now arose would be avoided; but the difficulty was to get at the facts, and he considered one great objection to the method advocated by Mr. Boyle would be found to be the extreme difficulty of ascertaining the gross receipts and the working expenses. If this could be determined accurately it might be well, possibly, to give the system a trial, though no doubt, as had been said, each case should be dealt with on its own merits. If Mr. Boyle's method were adopted, possibly an Act of Parliament would be necessary to compel occupiers to make a return, and to certify that return yearly to the overseers of the parish as to their actual gross receipts

and working expenses, though it was doubtful if occupiers of coal mines and others would welcome that change.

He was not sure whether that would answer the interests of Mr. Boyle or his profession, but looking at the matter from the purely ratepayer's point of view, it might be found that, if the principle could be adopted, it would obviate some litigation.

There were many other observations he would like to have offered upon the Paper, but the evening being far advanced it was scarcely fair to detain members, and he would therefore conclude by saying that he cordially joined in the proposed vote of thanks to the author, and considered that he had materially added to the literature of The Institution upon this subject.

Mr. Boyle, in reply, asked the members present to let him first heartily thank them for all the kind things which had been said about his Paper. In coming to The Institution he felt that he was not among strangers, for although he now occupied his time in a less profitable profession, he was once a Fellow of The Institution and had still the pleasure and privilege of numbering many of the members among his warmest and best friends.

Coal had been said to be a somewhat curious commodity. It stood alone in other ways than by the statute of Elizabeth, for it was, he supposed, the only article which when bought did not go to the buyer but to the *cellar*.

He was particularly pleased to find that none of the speakers had differed from him in the view that in fixing any rateable value the receipts and expenditure should be considered. He did not say that they were all important, or that they definitely fixed the gross and

rateable value, but he believed that no one, so far as he was able to judge, could correctly arrive at the gross and rateable value of a colliery without knowing the average receipts and the average expenditure.

He was very sorry to hear from Mr. Jones that he found coal still at the same price as it stood at 26 years ago, for he noticed in the reports published that the price of coal had varied during the last 20 years from 17*s.* at the pit's mouth (though not, unfortunately, in Mr. Jones's cellar) to 5*s.*, the lowest price touched. The same speaker found some little fault with him for saying that he could not imagine any properties having the same gross and rateable value, but when speaking of rateable hereditaments he should hardly include a sporting right. It had been said that he showed too much consideration for the tenant, but he thought his Paper evinced an equally careful consideration for the landlord, for it often happened that the landlord and not the tenant had to pay the rates, as it was the occupier who was rated. The reason might be that he had a natural tenderness for the appellant, who always fought with his own money, while the respondent used that of somebody else, and he might be forgiven for saying that it made a great deal of difference, as far as his experience went, whose money one was fighting with.

Mr. Horsfall differed from him on the question of 20 per cent., which he seemed to think too liberal an allowance, but if he showed how that 20 per cent. was divided, he thought it would be agreed that he had not been unduly liberal, but had only attempted to be just.

In the first place there was the capital employed in the business by the occupier, for which capital he could probably get 5 per cent. on mortgage or other investment.

That disposed of 5 per cent. out of the allowance. Next came the risks and casualties attaching to a coal mine. No one knew better than Mr. Horsfall that there were serious risks from explosions and other accidents, and that there were also many difficulties and dangers in connection with a coal mine which must be guarded against, and he did not think experience showed that 5 per cent. was too much to allow in the way of insurance against all the risks, the dangers, and the disappointments to which such property was liable. That left 10 per cent., and he would ask whether any prudent man would like to enter into a large colliery speculation, with the possibility of losing his money, unless he saw a chance of getting at least 10 per cent.

Those figures made up the 20 per cent., and he did not think the estimate much too liberal. At any rate 17½ per cent. was a well-established deduction which had always been allowed, except in a few instances where it had been reduced to 16½ per cent. That was so in the case of water companies, gas companies, and railway companies, and was he asking too much when he suggested 20 per cent. for a coal mine? He was glad to find that Mr. Castle agreed with him that the receipts and expenditure were things to be taken into consideration.

It was said by Mr. Eve that there were no means of making owners produce their books; but how could gas or water companies or railway companies be made to produce their books? There was a means. One could represent that the information was necessary, and the court or the arbitratar would say, "You must give these "particulars, or at your own risk you refuse to give "them." It was exactly the same with the rating of collieries. If the necessary information was not forth-

coming it was not difficult to get an order from the arbitrator or the court to give that information, and it must be given as in the case of a railway company.

Then Mr. Eve (leaning towards the case of *Dodds* v. *South Shields*) said, "I cannot understand why you "should be able to inquire into the profits which a "colliery proprietor may make." He and Mr. Eve often agreed and often differed in many parts of the country; but Mr. Eve would forgive him for saying that that was the very foundation of the Paper.

The reason was that a colliery was a peculiar property, and was not, in the words of Lord Esher, like a house competing with similar houses of similar size in a similar position; but all collieries were different, and no two were alike, and that was the very reason why they should be put in a particular class and dealt with having regard to receipts and expenditure.

Then Mr. Eve said that in the case of fifty collieries with which he had been recently concerned, it was practically impossible to allocate the expenses incurred in each year. He (Mr. Boyle) had the misfortune not to have been concerned in fifty colliery cases, but he had been in a good many, and in every case he had been engaged in he had known precisely, not the expenditure of *one* year, but the average expenses for repairs and maintenance *each* year, and not only had he known it for each year, but how it had been precisely allocated in the different parishes in which the coal mine was situated, every item being clearly set out in the books, so that anybody could understand it in a few minutes.

In one of the communications which had been read by the Secretary the writer said, "Let us have a self-"adjusting method." But if such an ideal method could be realised, or if a "tonnage basis" could be agreed upon,

there would be little need for the services of a humble individual like himself or for those of the members of the Institution in such cases.

The vote of thanks having been put and carried unanimously the meeting then adjourned.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, February 6th, 1899.

ROBERT VIGERS (President) in the Chair.

The adjourned discussion on the Paper, read on December 12th, 1898, by William Weaver (Fellow) on "The London Building Act, 1894, and the Official Supervision of Buildings," was resumed by

Mr. E. W. HUDSON (Fellow), who said he observed that in the opening paragraph of the Paper (p. 65) Mr. Weaver expressed an opinion that "the majority of the Mem- "bers of The Surveyors' Institution who are connected "with the development and management of estates "would be able to institute a comparison between the "London and provincial procedure in matters of this "kind." It was in order to give such independent practitioners an opportunity of stating their views that he had ventured to move the adjournment of the discussion, which had, he thought, been, with few exceptions, maintained by vestry and district surveyors. It was natural that the last named should feel they were on their defence, and their remarks might be considered as being somewhat in the nature of special pleading.

The Institution had already, he thought, given its verdict on this matter, but that was some time ago, and events moved rapidly and policies changed. It seemed

to him that the question to be now considered was what was the need of so drastic and important an alteration as the one under discussion? Who was asking for it, and who was to benefit by it? After Mr. Wheeler's semi-oracular declaration it might seem waste of time to discuss the inevitable. But, on the other hand, Dr. Longstaff, whose opinion had much weight, had doubts whether any change was imminent or in any sense a foregone conclusion. It was hardly to be expected that the London County Council would wish to relegate any powers to the local authorities, although that body was always ready to take up new powers and to assume new responsibilities.

But Mr. Wheeler seemed to think that the Vestries were anxious to take over some of the powers of the London County Council with regard to the supervision of buildings and such matters. He thought it must be admitted that there was a distinct tendency towards some measure for adding to the dignity and responsibility of the Vestries, whether by incorporation or otherwise, and the speeches of leading politicians distinctly foreshadowed some change of the sort, but, hitherto, of a permissive kind only. It had been said that public opinion had veered round, but he should pin his faith to Dr. Longstaff's prophecy that if the Government attempted to make the change compulsory it would not be successful.

By all means let the status of Vestries be raised, but how would that result be achieved by the mere amalgamation of two distinct offices, the respective duties of which were already sufficiently onerous? It was laid down by Mr. Weaver, on page 70, that "all "such work should be vested in the local authority." But why? Who, outside Kensington, wanted this change of building supervision? He believed public opinion

in general was entirely apathetic on the point. When confronted with the Building Act the public employed architects and builders; if houses were insanitary, and streets ill kept and watered, or if lighting were defective complaint was made to the vestry surveyor. What would be gained by having one official (be he architect, engineer, or surveyor) to apply to? Professional aid in matters connected with the Building Act requirements could not be dispensed with.

Architects and builders were clearly the persons most directly interested. But did the builders desire the proposed change? He took it from Mr. Collins's remarks on page 102, that the Institute of Builders was satisfied with the *status quo*, so far as the large and important firms were concerned.

The speculating builder would no doubt be glad to shift the payment for supervision of his work on to the ratepayers' shoulders. Short of the entire removal of the Act from the Statute Book, this would be his ideal. But was it fair or common sense to take the burden from the shoulders of the profit-maker and saddle it on those who already suffered enough from his delinquencies? Then there was another class—the jobbing man, who was often a member of a local board. He was honest enough no doubt, but he looked upon the district surveyor as an overpaid official, making his fortune from emoluments which he could only estimate, while he knew exactly what the vestry surveyor received. Such a man was, he thought, the most dangerous opponent of the present system.

The practising architects were of course a class much affected by these proposals. Speaking from his own experience in working simultaneously a London and a provincial office, he did not deny the theoretical con-

venience of getting all plans approved by one official at one office; but where was that possible? Not even on the building estates belonging to Her Majesty's Office of Works. There one had the Crown surveyor, the district surveyor, and the vestry surveyor to deal with.

How does the united system work? Suppose, for instance, he had a building to erect in the provinces and another in North London. He would deposit a complete set of drawings, say, at the Brighton Town Hall, to await the approval of the Town Council. There was but one chief officer—the borough surveyor—but he would not pass them; they must await the meeting of the committee. He might then travel up to, say, Willesden, and deposit a similar set of plans for a building in that district, giving all calculations for floors, ceilings, girders, &c. There was again one chief officer, the engineer of the Board, but he would not pass the plans. The applicant saw a building inspector, and heard that the committee would meet in a fortnight, or three weeks, or perhaps a month. It might be that the inspector advised the chief, and the chief advised the committee; but the result was always doubtful, as Mr. King had explained, and plans might always be referred back by the committee on account of some small divergence from the by-laws. Both these instances were examples of the provincial manner of working, but he failed to see that they showed the advantage of the system now proposed to be extended. The officer had no discretion, and he might or might not be independent.

With reference to the separate system. The parish of Hampstead, for instance, had a surveyor to the Vestry and two district surveyors. If one wanted to build, a block plan was deposited at the Vestry Hall, and if it

concerned the eastern division it would be found that the district surveyor's address was two miles away, for his area was $2\frac{1}{2}$ miles by 3 miles in extent, and included parts of three other parishes. But suppose the work to be in Holloway, where the district surveyor resided, one must go to St. Pancras, Clerkenwell, or Islington Vestry Hall, two or three miles out of the way, for the approval of the drainage plan, but one could get on with building, which was very important.

But there might be yet another authority to deal with. He had a case where the front of his building had to drain into the London County Council's sewer and the back into one belonging to Willesden, the building being supervised by the Board, who also made good the footway, while the roadway in front was under the Hampstead Vestry's jurisdiction. The final straw was the putting up by each sewer authority of a separate huge sewer vent-pipe *pro bono publico* on his building. The above instances pointed, he thought, to the anomaly involved by the non-correspondence of boundaries, the rectification of which was surely not an insuperable difficulty.

It was only necessary to consult a map to see the overlapping which existed, and how the vestry office was sometimes in one hamlet and the district surveyor's in another, *e.g.* at Lewisham, where the Local Board sat at Catford Bridge while the district surveyor was at Greenwich, two miles away.

Some district surveyors had their offices at one end of a long district and their residence at the other, and some of those who had city offices were willing to see anyone on public business there; all which of course was a great convenience.

It had been said in effect that changes could not be

delayed because officials thereby affected considered they did their work satisfactorily, but he thought there was now as little ground for complaint against district surveyors as against officials of any régime. The increase of private practice accruing was almost ancient history now, but it was no doubt a fact a generation ago that much private practice was naturally and, he thought, legitimately given to district surveyors on account of the guarantee of capacity which their official position afforded. Was this more reprehensible than the suggestion that fee payment would induce the official to pay better attention to his work than he would if h were paid by salary?

As to advice received from district surveyors, he agreed with Mr. Douglass Mathews that a friendly suggestion to a brother professional as to the requirements of the Act, or what he required to make a building to his satisfaction, often saved time and trouble; but he (the district surveyor) would not care to be often asked for advice in sound construction by those art architects who employed surveyors to make their designs translatable into fact.

He thought that Mr. Payne's suggestion on page 94 was of doubtful practicability. An architect holding the post could hardly drop private work when officially busy, and take it up again when slack.

Then surely Mr. Wheeler (page 140) did not think that the poor overworked official holding the combined posts would find time for private practice. It seemed to him to be something more than "mere detail," as Mr. Wheeler suggested.

With regard to the proposed new official. Where were forty or fifty such *rarœ aves* to be found? Possibly they might be discovered, but if they were appointed, and endeavoured thoroughly to carry out all the work

suggested, they would probably find ultimate rest in the county lunatic asylum.

Plurality of office was, he thought, contrary to the spirit of the age. The practice might be expedient in a country place where there was not enough building to need a separate official, but in suburban London he held that it would be as well to take away from local boards such building supervision as they had, and to appoint independent inspectors. Retain the district surveyors, rectify the boundaries, make the respective offices contiguous, let each officer retain his present functions, and questions of joint interest, such as frontage lines, position of w.c.'s, &c., receive joint personal approval, with right of appeal to the existing tribunal in extreme cases of difference. Assuming both officials to be gentlemen, he did not see any reason why business should not be amicably arranged without delay, vexation, or jealousy, or the handing about of applicants from one to the other.

Mr. William Eve (Fellow) said that at the present time he was being looked after by five district surveyors, and could speak with some knowlege of their vigilance. He was, moreover, serving his twenty-eighth year as a member of a Vestry, and his eighteenth year as chairman of a Works Committee. He could therefore view the matter also from that side.

He was, further, one of the delegates to the conference called by the London County Council, and was thankful to think that he had helped in getting passed a resolution to the effect that the change advocated by Mr. Weaver should be adopted.

He was much reminded, in listening to the discussion, of the fact that some eighteen hundred years ago, in the

city of Ephesus, a certain Demetrius and his fellow craftsmen were much annoyed at the possibility of the great goddess Diana being overthrown. They very candidly admitted that it was because they would have no more shrines to make for the goddess Diana. They did not appear to care much for the goddess, but they thought a good deal of the shrines. On this occasion he ventured to think the district surveyors had taken a similar view. It would further be remembered that for two hours they ceased not to cry out, "Great is the goddess Diana," and for an almost similar time members had joined in crying, "Great is the District Surveyor of London." He was willing to admit that the district surveyors were great, and would even go so far as to say that many of them were good as well as great.

Many of the speakers seemed to have an idea that the proposed change would do away with their office. What was sought to be done was to place the whole control of public works under the supervision of one authority. He could give an instance of the desirability of such a change. He was lately erecting an iron staircase outside a building, the drawings having been approved by the London County Council. Last week the district surveyor came in and said it was wrong, and the work must not be carried out. There was a case in the papers, only a fortnight ago, where the London County Council took proceedings against a person for carrying out work for which the district surveyor had already given his sanction. That sort of thing was not creditable, and ought not to be possible. Of course if vested interests were interfered with by the proposed change the district surveyors must be fairly treated, and, if necessary, properly compensated. He did not think anyone would object to that.

The first objection to the change which had been raised was, he thought, a very sound one, namely the delay which occurred in getting drawings passed elsewhere than in the Metropolis. But there was no reason why the law should not be changed on that point, and a limit fixed within which approval of drawings should be given or objection raised. At the present time there was such a limit in London as to drains, and he did not know why that should not apply as well to plans of buildings.

Another objection raised was with reference to the question of cost. He did not see why, because there was a change of system, the fees should cease to be paid as at present. In the case of one district of which he knew, where power was given to charge fees similar to those charged in the Metropolis during the year 1896-1897 they amounted to £896, and during the year 1897-1898 to £832. That would go a long way towards paying somebody to properly attend to the duties of district surveyor.

Much hadbeen said about the necessity of raising the character and status of Vestries. That was rather a delicate subject for him to speak upon, but was it not rather the fault of those who elected the vestrymen? How many of those gentlemen who found fault with their present representatives on the Vestry ever went to the poll to give their vote for better men? He apprehended that the true way was to give the Vestries more responsible duties to perform. There were many matters of detail which could be best performed by the local authority,

In his lengthened experience he had not discovered any of that bribery and corruption which had been

spoken of as being committed by vestrymen, and he thought the assertion of its existence arose from an imperfect acquaintance with the working of Vestries. It was true that in every controlling body, whether it were a board of directors or any other body, there was such a thing as having a friend at court; but he thought that if a member of a Vestry wanted his own way there were always plenty of people to oppose him, and that he could not get anything done merely because he was a vestryman. Again, if anything of that sort did exist to any material extent, then it would be well to put the official who would have to do the work in the same position as a Medical Officer of Health, namely make his appointment subject to confirmation by the Local Government Board, so that a surveyor should be a more independant person than he would otherwise be.

He thought that Mr. E. W. Hudson's suggestions seemed to point rather to altering the parish boundaries—for instance, he mentioned the question of a drain into the metropolitan sewer. Of course in such a case one must go to two separate authorities, but that could not be avoided, and it would make no difference whether the district surveyor was passed over to the local authority or remained, as he was at present, under nobody's control at all.

He thought Mr. Wheeler's words which Mr. Hudson referred to were worthy of careful consideration. Mr. Wheeler very pertinently said, "No body of men or institution in the world could now-a-days stand simply because they were convinced that they discharged their duties to their own satisfaction." He was not there to say that those duties were not now discharged properly; but he *was* there to say that this duplication of authority,

where the local surveyor now had to attend, for instance, to the position of w.c.'s and the district surveyor to the thickness of the walls of those w.c's., was an arrangement which ought not to be allowed to exist, and with Mr. Wheeler he thoroughly believed that during the coming session there would be made that change which he desired to see brought about.

Major L. H. Isaacs (Visitor) said he desired first to thank the Council for their kindness in inviting him to take part in the discussion of Mr. Weaver's Paper. He regretted that he was prevented from being present on the first evening; but by the further courtesy extended to him he had been able to carefully study the *Transactions* containing a report of the Paper and the discussion, and he thought he had thus managed to grasp the main points dealt with.

It would be merely affectation on his part if he were to say that he was unqualified to speak upon the subject which had been treated so ably by Mr. Weaver. Like the last speaker he would ask leave to put before the meeting two or three facts to show that, at least, he ought to know something of the subject. Some 53 years ago—when he was 16 years old—he came up from the north country to be articled to an architect and surveyor in London, who was also a district surveyor, and very much a district surveyor, for he had two divisions of London to superintend. One was in the City, the other in the county of Middlesex, and when he, the speaker, was articled, at the somewhat tender age of 16, the duties first allocated to him were to look carefully after one or both of those districts. He might therefore say he was well grounded in the business, and

when he came out of his articles at 21 probably no man of his age had a better insight into the working of a district surveyor's practice than he had. Then, when the Metropolis Local Management Act came into force on the 1st January, 1856, he was elected to the position he now occupied of surveyor to the Board of Works for the Holborn district, and thus for 43 years he had been cognisant of the duties appertaining to that office, and thoroughly versed in all that was done by local surveyors as contradistinguished from district surveyors.

His accepting office as surveyor to the Board of Works did not preclude him from private practice, and he had the good fortune to practise with some measure of success as an architect and surveyor during those 43 years.

He had lived for upwards of 30 years in the parish of Kensington. For certainly half that time he had had the honour of sitting on the Vestry of that parish, and had given much attention to the business done thereat, and he therefore felt qualified to speak of the manner in which that Vestry, at least, discharged its duties. He hoped he might be forgiven for dwelling so long on what would seem to be personal, but he thought he might fairly claim to know something of the matters touched upon by Mr. Weaver.

The suggestions in the Paper were stated very tersely on page 69 in these words: "I am of opinion that public "benefit" (and he asked Mr. Hudson to remember these words, for he was bold enough to inquire who was to be benefited by the proposed change) "and administrative "economy would result from the adoption of this recom- "mendation, and I strongly urge that in any scheme for "the reform of the local government of the Metropolis, "the proposed District Councils should be entrusted

" with the supervision of building operations in their " several districts."

After very carefully considering the whole of those propositions, he must say that he generally approved of the conclusions at which Mr. Weaver had arrived, and, with permission, he would endeavour to give the meeting some of the reasons which had led him to that conclusion. But before he gave his own view of the matter he might say that the suggestions contained in Mr. Weaver's Paper had already been discussed so freely that it was hardly necessary for him to go through them again. There were, however, one or two salient points upon which he would like to touch. On page 79, near the end of the Paper, there was a very curious reference to the points in the present system which were complained of, as to the overlapping of the duties of the two separate officers, which to his mind deserved careful consideration. Allusion was made to the circumstance that, if one contemplated building, either in the erection of a new building or altering an existing structure in London, one must give, not a notice of such intention, but notices. The Vestry or the Local Board of Works, as the case might be, must have a notice, and concurrently with that the district surveyor must also receive notice. That seemed a mere waste of time on the part of the public from which they might well be saved by the legislature.

Then there was a further point, which Mr. Weaver had, he thought, put most cleverly in his Paper, namely, the laying out of roads as contradistinguished from putting the sewers under the roads. The plan of the road went in the first instance to the London County Council, who probably sent it to the local authority, with a request for any observations that the local authority might desire to make. These observations when made

were sometimes disregarded, and thus there resulted an unnecessary waste of time on the part of a public body. Then the process was reversed. The sewer plan must first be submitted to the local authority. Before the local authority could give its consent thereto they had to forward the plan to the London County Council, who had the opportunity of expressing their views upon it, and so, by what Mr. Weaver had aptly termed a "reverse double process," the time of the public—the time of the building public—or the time of the owner or occupier, as the case might be (time very distinctly meaning money in building operations), was thrown away by a system which was absolutely ridiculous to all minds accustomed to deal with such matters.

Then there was the question of the jurisdiction of the two officers continually overlapping. It was a common practice to put in the front of a house vaults to serve as coal, wine, or beer cellars under the public footway. Two officers dealt with the one operation. One officer looked simply to the thickness of the walls and the span of the arches, &c., while the other had to determine the exact position where the vaults might come with reference to the kerb and the distance between the pavement surface and the crown of the vault, to admit of electric, gas, and water mains being laid. Thus there were two men doing what was clearly and manifestly the work of one man alone, and the time of the public was wasted by reason of this overlapping of authority. And so with regard to other matters referred to by Mr. Weaver, as in the case of the setting back of buildings 20 feet from the centre of the road. All these were further instances of what might well be one man's work, but which might possibly be spoilt when two were brought in to do it.

To come to what he considered to be the greatest blot on the existing system, he would refer to the payment of the district surveyors for the very excellent services they rendered to the public in seeing that buildings, erected or altered, should not be dangerous either to those who inhabited them or to the public at large. Could anything more ludicrous be conceived than that a man who was watched by the district surveyor to see that he did not contravene the law should at the end of the business be approached by the district surveyor, cap in hand, so to speak, for payment of the fee which the legislature had said should be his reward for the trouble he had taken in regard to the matter? He would endeavour to illustrate the folly of such a system by asking members to consider this obligation in another way. A ship arriving in port from some foreign country, laden with wine, spirits, or tobacco, or any duty-paying cargo, received on board a custom-house officer, who had to see that there was no smuggling, and that the law was respected in the smallest matters by all on board. What would be thought of a system which would leave it to the Crown to go to the owners or consignees of that vessel or of the cargo therein to ask them to pay the costs of the custom-house officer who had been placed on board to see that the law was not contravened? It was wrong in principle and degrading to the district surveyors that they should be thus remunerated for their work. He knew that in some of the East-end parishes where the speculating builder flourished, and where he was most anxious to save all he possibly could, there was often an attempt to haggle with the district surveyor as to his fees. If the builder had to pay for, say, 20 houses, he might suggest that, having regard to the quantity, the fee on each might be a little less. The district surveyor must make

the best of it. Sometimes he took a little less, and sometimes, unfortunately for him, he got nothing at all, although the Act of Parliament provided a remedy, which was, however, most difficult to enforce. This state of affairs was, he thought, creditable neither to the legislature nor to those who had to carry out the law.

He observed that Mr. Blashill seemed to think that the author proposed to put the whole supervision entailed by the Building Act into the hands of the local surveyor, but he did not think that Mr. Weaver had said so; and, indeed, a paragraph in his Paper put it rather the other way, and suggested that of the two men the district surveyor should be employed to do the double duty. Speaking from his own experience, he thought it was far more likely that a man who was an architect and surveyor would answer the requirements of such an appointment than a man whose training was simply that of an engineer.

The observations of such an authority as Mr. Blashill must be received with every respect, having regard to the high public position he occupied. In dealing with dangerous structures and public buildings, it was undoubtedly well that the responsible officer should be a trained and educated architect; but he did not think that this qualification was absolutely necessary, for any local surveyor with whom he was acquainted would be quite as able to say whether a building was safe or not as would a trained architect. In the case of public buildings, he thought there was some force in Mr. Blashill's argument, for in dealing with such buildings an architect was needed, and engineers who now filled the offices of local surveyors might not have the requisite knowledge.

During the discussion, Mr. H. H. Collins mentioned

the district surveyor as an officer who was practically responsible to no one, and on page 104 quoted the words of Mr. Freeman before the Parliamentary Committee: Pressed by one of the members to give his views whether the district surveyor was an officer of the County Council or not, Mr. Freeman gave an opinion that he was not an officer of the County Council; and further on he reiterated, "He is entirely an inde-" pendent officer." He held "that the district surveyor " was not their servant in any shape or way. They had to " appoint him under an Act of Parliament, and were not " responsible for his actions." Now if that were a correct description of the conditions under which district surveyors held office, he thought the time had come when such an anomalous state of things should cease to exist. He could not believe that gentlemen holding the responsible position of district surveyors, and receiving, as he thought Mr. Weaver had said, some £47,000 a year in fees, which came to about £740 for each officer, should be responsible to no one. It passed comprehension, and all he could say was—and he said it without the slightest hesitation—if that was the position of affairs the sooner it was altered the better.

With regard to a district surveyor's position. Mr. Collins referred to what he called the generally received opinion that the district surveyor must be the better man of the two, but in that he could not quite concur. The district surveyors appointed by the County Council under their recent instructions, which forbade any private practice, had allocated to them certain districts, some better paid than others, but generally coming well under the £500, which, in the opinion of an eminent member of the County Council, was the value of any public officer in this country from the Prime Minister down-

wards. Such an officer could not aspire to anything more than an income which was beneath the notice of any man with a good technical education and with very responsible duties to perform. He was shut up, so to speak, to discharge work which gave him no possible chance of expansion or promotion. A district surveyor's position was generally bereft of anything like dignity. His office was in some back room, his clerical work was carried out by a boy of some 14 or 15 years of age, and his duties were so numerous that it was as a rule difficult to find him when one called. All this was not calculated to raise the position of a district surveyor in public estimation or increase his professional status. He thought it would certainly be a good thing if the change proposed were to come about, and if the local surveyor or the district surveyor could have a chance of doing in future the whole of the work under one official title. Above all, the public interest must be considered—the time of the public and the money of the public must be saved—and an end should be put to a state of things which was becoming intolerable, having regard to the wants, wishes, and demands of the present day.

Mr. A. W. Tanner (Visitor) said it appeared that the subject had been viewed from two distinct sides, the practical and the sentimental. The excellent speeches of Dr. Longstaff and Mr. Wheeler showed the matter in these two lights pretty clearly, the latter speaker being full of enthusiasm and hope, but not he feared bringing the matter to any very practical termination. Speaking as a district surveyor he could not find that Mr. Weaver had brought any charge against his (Mr. Tanner's) colleagues, but he could not shut his eyes to the fact that there existed

a strong opinion in favour of some change, although previous speakers had scarcely given that opinion its due weight. It had been assumed that Kensington was alone moving in the matter, but it was nothing of the kind. If time permitted he could mention many parts of the Metropolis where this particular wish for a change of municipalities existed. It was rumoured that the Government were going to bring in a Bill to create 30 municipalities, but he would rather see 15, each with about 300,000 inhabitants.

With great plausibility Mr. Wheeler mentioned that district surveyors had no champion. Where would they look for one. The speculative builder would not come forward, for he was an enemy. Would the typical vestryman back them up? Would the public come forward and champion the district surveyors? No, for the public did not understand the district surveyor. Even the best class of newspapers knew absolutely nothing of district surveyors, who in most persons' minds were merely individuals who looked after the drains, and in some mysterious manner performed functions in order that they might be upset by another authority. A leading evening newspaper had an article last Monday with a description of district surveyors so full and exact as to point out that a district surveyor of the Metropolis was a gentleman whose duty it was to look after the slippery state of the streets in wintry weather, and who did not even carry out that duty satisfactorily. Under such circumstances was it hopeful to look for a champion?

But there was a tribunal which did understand the district surveyors. They were appointed by Act of Parliament and by Act of Parliament they worked. When their position was brought before the House of Commons

Committee, it was decided that the duties could be well left in their hands.

In this discussion whatever there was of good wheat would, he hoped, bear fruit for the public benefit, and whatever there had been of chaff would be thrown away. The district surveyors had in no sense to fear discussion, but should rather welcome it. Few public men knew the London Building Act better than did Dr. Longstaff, who carefully avoided the sentimental aspect of the question, but who threw forward no suggestion which could in any way make a bridge between the two opposite views of the case. His pity for any Committee which should meddle with the Building Act was easily understandable after the long labour that Dr. Longstaff had bestowed upon it. His own humble suggestion would be to take away at once the general building provisions of the London Building Act from the London County Council, and embody them in a code, somewhat after the manner of the model by-laws of the Local Government Board, and allow each of the future municipalities to administer such provisions in a manner suitable to its own particular district.

Let us by all means have the 15 municipalities, each with 300,000 inhabitants, and a borough engineer or municipal engineer with his staff, a medical officer with his staff of assistants, and a superintending architect with his staff of assistants for district surveyors. At present the County Council looked after many matters which would be better dealt with by the local bodies. Local bodies of sufficient importance might, he believed, be trusted with very much enlarged powers, and might be relied on to carry out their duties efficiently and thoroughly.

There was, as he had said, a very strong party

determined to bring about some change, not because they disliked district surveyors, but from an idea that their public duties would be better carried out under the local authorities.

If separate municipalities were called upon to supply plant for fires and to meet other dangers, now efficiently carried out by the Dangerous Structure department of the London County Council, they must be sufficiently large to employ practised men always ready. Such men could not be picked up at a moment's notice. Wooden buildings he considered to be a perfect nuisance to district surveyors, and very troublesome to vestry surveyors. There would always be wooden buildings, because people thought that they could build regardless of rules so long as they did not build with bricks and so erect what might be considered a permanent structure.

The question of remuneration by fees or by salary was rather a difficult one to deal with, in view of the fact that at the present time there were no less than 65 district surveyors, whose positions it would not be easy to fill as vacancies arose. New legislation invariably increased work, and ultimately their numbers would be doubled, and it was not easy to see where 130 competent men could be found among the ranks of architect surveyors who would be willing to abandon all private practice in order to command the official salary suggested.

In his own practice, if he found anyone doing drainage or building work after giving him due notice, as district surveyor, but without giving such notice to the vestry surveyor, he made a rule of letting the vestry authorities know. And if, on the other hand, a man was doing some building or drainage, and had given notice only to the vestry surveyor, he found that official

courteous enough to remember that he also should be consulted.

To argue as to the official premises in which a district surveyor carried out his duties was to go into small details. The better a district was looked after the less time had the surveyor to spend in his office. People only went there to make appointments, or to pay some trifling fee. When any important work was in hand the negotiations were almost always by letter.

Mr. A. A. Hudson (Associate) said he must plead the same excuse that one or two previous speakers had advanced, that he was not present at the actual reading of the Paper, but he had studied it carefully, and, while endeavouring to make his remarks as brief as possible, he would direct his attention to what he presumed to be really the object of the Paper, as he understood it. He took it that the author advocated transferring to the local authorities of the Metropolis the duties which were now discharged by district surveyors, in view of the interests of the public generally and of the dignity of the surveyor's office.

He could not help thinking that some of the previous speakers had put upon the word "public" a somewhat different construction from that which he would have given it. He thought that the word "public" could hardly be limited to persons who were about to build or were directly interested in building operations, but must include the very much larger number whose interests might be materially affected by such operations, even though they were probably ignorant of the fact, and whose welfare must be looked after by someone competent to skilfully estimate future results and decide

professionally how far suggested operations would affect the public welfare.

District surveyors performed duties many of which could not, he submitted, be performed by parish surveyors. It appeared to him essential to the benefit of London as a whole that some central authority should, in the interest of the general public, deal with such matters as roads, sewers, frontage lines, and open spaces. He did not argue that this central authority should deal with all details, and though, no doubt, the cleaning of roads and such minor duties necessarily affected the welfare of the whole community, they might, he thought, be referred to local authorities.

It had been said in the course of the discussion that it was anomalous that a district surveyor should be under no control, but that seemed to him to be a most extraordinary contention. Every architect under a building contract was in an absolutely independent position. If he performed his work properly he was absolutely independent, and did not care to ask favour from the one side or the other so long as he took care that both sides were treated fairly.

The discussion had turned, he thought, on the independence of the district surveyor, who had to interpret, often under extreme difficulties, an Act which must in a city like London work very harshly in some cases. The Act was wide enough to apply on the one hand to business premises and warehouses and to small property in the poorest districts, and on the other hand to localities where all the property was of the highest and most expensive class, and mostly residential.

Any Act applicable to London must be essentially elastic, and it was just that elasticity which was beyond the discretion allowed to the district surveyor, and when

it was proposed to transfer the duties of district surveyors to parish surveyors there was no doubt an idea that the Committee of a Vestry would be able to exercise a wider discretion than could an official bound by the strict letter of the Act.

To illustrate what he meant, take the case of a back slum, on the one hand, and a gentleman's house, say, in Mayfair or Kensington, on the other. The regulations as to air space and ventilation were the same in the dirty building, used by dirty people with no ideas of cleanliness, as in the building occupied by the gentleman of means who naturally adopted all sanitary measures; but ought the regulations to apply equally to the two cases, or could the two buildings be dealt with on the same hard-and-fast system? It seemed to him impossible, and he repeated that what was necessary was elasticity in dealing with any Act affecting the whole of London.

He quite agreed that an anomalous dual control should not exist, and that where the duties of district surveyors clashed with those of parish surveyors the offices might well be amalgamated, provided that the parish surveyor's decision was an independent one, and not a mere report to the committee of a Vestry. So far as he could see from the Paper, there were only three or four anomalies at the outside to complain of, and they were not apparently very serious ones. His main point was that roads, sewers, frontage lines, and open spaces should be dealt with by the County Council. There must be some central governing body to deal with such matters. He did not find in the Paper or the discussion any suggestion that the district surveyors should be abolished because of any want of diligence in the performance of their duties, in fact it was the contrary. It

was their excess of diligence which was the cause of complaint.

County Councils and district surveyors were alike bound by strict regulations, and he could not help thinking that if some discretion were given to such a body as the present Tribunal of Appeal to equitably decide many of these questions, the result would be more satisfactory and more evenly just to all concerned. He did not advocate additional powers for the Tribunal of Appeal because he happened to be a member of that Tribunal, but it had long been one of his greatest wishes to see technical tribunals empowered to deal with technical questions in London. If great additional duties were placed upon the Tribunal of Appeal, he feared it might be impossible to find busy men to serve upon it; but he thought it might be easy so to enlarge the powers of the Tribunal as to enable it to decide in cases where the hard letter of the Building Act, enforced in all good faith by the district surveyors, worked some hardship, which might be mitigated by a Tribunal possessed of a wise discretion.

Mr. F. Wallen (Visitor) said that the present division of duties between the local surveyor and the district surveyor was quite a modern arrangement. Under the Act of 1844 the line was very clearly drawn at the entrance to the house. The roads and sewers were under the control either of the central authority or the local authority, and the whole of the works in the house were under the control of the district surveyor; and, if he might be allowed to express an opinion, he should say it would be an excellent plan to revert to that method.

He was bound to say that he did not think the County Council had given sufficient consideration to the importance of making the district surveyor's area co-extensive with that of the local authorities. But the principal point to which he would call attention was as to the approval of plans.

In his Paper, Mr. Weaver said that if the Building Act were administered by the local authorities the drawings of each building would be lodged with them. Then he went on to say, in effect, that such drawings would show the situation and construction of the building, its drainage, sanitary adjuncts, water supply, and the open spaces adjacent to the premises; and the officers of the local authorities, in making their regular inspection at short intervals, would be able to note any recent alterations to the premises.

But neither the local authority nor the district surveyor had power to require the deposit of plans. All they could demand was notice of what was contemplated. It was true that in certain cases, *e.g.* a public building, a by-law of the County Council stated that plans must be deposited. In the case of private buildings, the district surveyor might ask for an inspection of the plans, but it was not his business to approve the plans, nor did he ever do so. A district surveyor had been called by the late Mr. Burgess an "archi-" tectural policemen," his business being to attend constantly from time to time during the progress of the works and to see that all the rules of the Building Act were duly complied with. That was the beginning and the end of his duty.

He was bound to say that, so far as his experience went, the local authorities hardly confined themselves to

their statutory duties, but sometimes made requirements which they had no power to enforce, especially as to the periodical examination of buildings, as, he believed, was instanced in the case of *St. Pancras* v. *The North London Collegiate School*, where the Vestry demanded admission and were refused, and both the magistrate and the High Court, on appeal, confirmed the refusal. His friend Major Isaacs had referred to the district surveyor as going "cap in hand" for his fees, but district surveyors simply sent in the accounts of their statutory fees, which were usually paid without further trouble,

He would also refer to the remark of Mr. Wheeler, that the person who paid the district surveyor's fees was the employer. But when a lawyer drew a lease for a landlord, the tenant, although he had to pay the fees, was in no sense the employer. And, similarly, when a district surveyor sent in the account for his services he was in no way the servant of the person to whom he tendered it.

There seemed in some cases, especially with architects from the country, to be an impression that it was necessary to ask a district surveyor's permission to execute building works. His invariable custom had been to say that the applicant had a perfect right to do so, provided he complied with the rules of the Act of Parliament.

Mr. Weaver, in reply, said he felt amply rewarded for any trouble he had taken in the preparation of his Paper by the evidence shown during the discussion that he had dealt with a subject of great interest to surveyors.

Before dealing with the arguments and statements

advanced in opposition to his proposals, he might explain that in the preparation of the Paper he had endeavoured carefully to avoid using any words likely to wound the feelings of the district surveyors in the metropolitan area, and he confessed to being considerably surprised and a little pained to find that a paragraph in the Paper was thought to be open to be construed in a different sense from that in which he wrote it. He alluded to the observation that "the office "of district surveyor was formerly sought, not so much "on account of the direct income attaching to it, but for "the opportunities afforded for enlarging the private "practice of the official." What he had meant to convey was that, as he believed, many persons having no preference for any particular architect would naturally employ the district surveyor, first on account of the responsibility of his official position being a fair guarantee of his integrity and skill, and secondly on account of his thorough knowledge of the Building Act, which enabled him to deal economically with his client's money. In the same way many town clerks to corporations, &c., were in private practice as solicitors or were members of legal firms, and the private business of the individual or firm was, he thought, considerably increased by the official connected position. He would be sorry if his remarks were misunderstood, and he took this earliest possible opportunity of removing any false impression which his words might have conveyed.

He had been thought guilty of some temerity in bringing his Paper before The Surveyors' Institution, and thus inviting the keenest possible criticism of his propositions, but he could assure the members that he had adopted this course with his eyes open. He thought

it important that all sides of the question should be fully presented and considered, rather than that he should secure an unanimous endorsement of his own views. His object was to obtain a candid general opinion, as apart from an official view, for or against his propositions. About twenty speakers had taken part in the discussion of his Paper, and of that number ten were men who filled or had filled the position of district surveyor. But before referring to any special point raised by any one of them, he would, if he were permitted, deal with the general trend of their arguments as a whole.

In the first place he might point out that many of the speakers' arguments were founded on the erroneous assumption that he proposed to transfer the duties of the present district surveyors to the present parish surveyors, many of whom, it was alleged, were unfitted by training to undertake the duties of the first-named officials. But he had not recommended any such transfer. What he did clearly advocate and recommend was the amalgamation of the two offices; that one competent engineer and surveyor should be appointed in each of the proposed new metropolitan districts to discharge the present dual (and to some extent conflicting) duties now carried out by the two officials. He had, moreover, pointed out the necessity of proper skill and knowledge on the part of the new official, which might be ensured by making the appointment subject to the passing of technical examinations.

Very few appointments of town and borough engineers or surveyors were now made without the candidate being subject to such examination, and in view of the extensive growing use of iron and steel

in modern building construction, it was a question whether even more importance should not be assigned to the constructional branch of the examination than was afforded even by the qualifying examination of the Royal Institute.

Apart from legal knowledge, the examinations for district surveyor and for building surveyor were almost identical, and there was nothing requiring the district surveyor to be a skilful architect with a knowledge of styles, architectural decoration, and so forth. As stated in the Paper, it appeared to him unreasonable to appoint an architect to the position of district surveyor on account of his architectural skill, the non-user of which was a condition of his appointment. It would be very much like employing skilled artists to execute house painting.

With reference to another general contention raised by the district surveyors, viz. that their present official independence was preferable, from a public point of view, to service under the control of a council or corporation, he was willing to admit the weight of the argument. On the one hand there was the risk always attendant upon an official whose comfort and advancement—to a large extent of his personal interests—depend on his popularity, rendering him hard of hearing to the strict call of duty; and on the other hand there were a body of officials appointed by the County Council, but not responsible thereto, and carrying out their duties uncontrolled except by judicial authority.

No man was over fond of being supervised, but even the best were the better for being looked after a little, and in the case of the district surveyors the supervision of a district authority might prove a healthy stimulus

to exertion. Balancing the advantages and disadvantages of the two systems, he was of opinion that supervision under the authority was preferable to the present irresponsible supervision, though he should like the officer of the former to have a right of appeal against unjust treatment, as in the case of poor law officials.

In concluding his remarks on the general criticism of the district surveyors, he would point out that as his recommendations propose the diversion from their coffers of a gross income of about £48,000 per annum, it was not to be expected that as a body they would receive his proposals with favour, and this consideration must not be lost sight of in weighing the arguments.

Coming now to some of the special points raised by individual speakers, he found that Mr. Blashill stated that there were only one or two unimportant matters in buildings not covered by the district surveyor's duties. In reply, he would point out that the sanitary arrangements and water supply of buildings under the Public Health Act and Metropolis Local Management Acts, with which the district surveyors had no concern, were important features in a building, and that under the district surveyor and Building Acts a building might be erected which had afterwards to be altered to meet the requirements of the parish surveyor and the Public Health Act. Only recently, in Kensington, in a row of twelve business premises, of a rental value of from £400 to £500 each, the whole of the ranges of basement water-closets were found to be gross infringements of the latter Act, although not contrary to any provision of the Building Act. A large outlay had to be made in altering them, and the result was only a botched job,

whereas if the plans had been submitted to the parish surveyor before building, they might have been altered and a much better result attained—probably at less expense. Again, in many instances of large blocks of flats, he had found when the drainage plans had been submitted that the provisions as to light and air to water-closets and as to access from living rooms, &c., had not been complied with, and alterations in the building had to be made to meet these omissions.

The question of provision for adequate water supply involved considerable supervision and a knowledge of the supply to the district, and whether intermittent or constant pressure. He had recently supervised a block of flats where the supply to the upper stories had to be assured by a pump in the basement worked by an electric motor, and in many cases the Vestry have had to compel the removal of cisterns fixed in most unsanitary positions. With reference to the question raised by Mr. Blashill as to the method of supervision, it could, he thought, be solved by following the practice of the large towns of providing qualified building inspectors, working under the advice and supervision of the chief engineer and surveyor. With regard to dangerous structures, Mr. Blashill stated "that he "hardly knew an instance of an accident having "happened through any negligence of the district "surveyor." He did not allege any negligence, but thought that, as a rule, the duty of the district surveyor relative to dangerous structures only commenced when his attention was called to them. It was not his duty to perambulate the streets and look for defects. In his own experience at Kensington he could call to mind some half-dozen cases of buildings collapsing,

but in none of them could he attribute the slightest negligence to the district surveyor, nearly the whole of the cases being attributable to building too fast or in bad weather. His contention was that the local authority which was now vested with power to enforce precautions for the public safety while buildings were being *pulled down* should have equal rights while they were being *put up*, and during their existence.

In the cases of fees paid to district surveyors in relation to new streets, vaults, and projections, the public is really paying twice, as the duties are also, and must necessarily be, discharged by the parish surveyor.

He thought he had generally met Mr. Payne's remarks, but one or two points were raised which had not been specifically dealt with. First as to legal proceedings, and secondly as to private practice. With regard to the first, it was, he thought, very desirable, when a case was taken into court, that it should be conducted thoroughly, and he feared that in some cases conducted by district surveyors an adverse decision had been given when perhaps legal skill would have scored success, and this adverse decision was afterwards quoted as a precedent. He saw no reason why the County Council legal staff should not conduct the building cases of the District Councils, but he thought it would be better still to invest the present Tribunal of Appeal with power to determine finally all questions arising out of the Building Acts. The Tribunal should, he held, be made a much more influential and important body, armed with full powers to deal with this distinct class of subjects. Under the present system a magistrate, after dealing with the ordinary charges of a police court, must often give his mind to the solution of questions requiring

technical skill, which he could not be expected to possess.

The question of private practice Mr. Payne and other speakers appeared to regard as very important, while, on the contrary, Mr. Blashill attached little importance to it, or at any rate to the private work arising in the surveyor's district. But he (Mr. Weaver) still held to the opinion that it was unwise to allow a public official to practise privately, and he thought the London County Council had acted wisely when they introduced the prohibition, although the legality of the prohibition was questioned by some of the speakers, including so competent an authority as Mr. Collins, who saw no objection to the duties of architect, surveyor, and building surveyor being fulfilled by one individual, perhaps not in London, or more especially in the City.

In the course of the second evening's discussion the adverse arguments on the one side had been generally answered by speakers on the other side, but he would draw attention to the remarks of Professor Roger Smith on the growing deterioration of district surveyors under the present terms of appointment, and to Mr. Pilditch's endorsement of his (the author's) views as to the desirability of increasing the work of the Tribunal of Appeal, which was a matter which he thought might usefully engage the attention of the Council of The Institution.

With regard to the observations of more than one speaker as to the impossibility of the amalgamated official being able to give personal attention to the combined duties, he would point out that under the present dual system delegation of work to assistants must of necessity exist (and, given the right man at the head of affairs, no disadvantage to the public need

arise therefrom), but, on the other hand, by a skilful and judicious dovetailing of the different duties, effective and economical results were attained by having the various branches of the work controlled and directed by one competent chief.

This view was strongly supported in a Paper read on the 26th January last before the Society of Architects by Mr. D. Lyon, Clerk to the Edinburgh Dean of Guild Court. After pointing out that, in Edinburgh, the burgh surveyor also supervises building operations, the Paper stated that the combination of the two offices had been found of immense advantage in the supervision of the work, with the further recommendation of preventing the friction and overlapping occasioned by two officials with distinct staffs of assistants engaged in work of very similar character. Mr. Lyon stated that both systems had been tried in Edinburgh, for in 1879 an independent master of works (*i.e.* a building surveyor) was appointed, but in a few years the friction and the disadvantage of overlapping became so apparent that the offices were conjoined with the most satisfactory results.

It was said by Mr. E. W. Hudson that builders were perfectly satisfied with the present state of things, and this might possibly be taken as an argument in favour of alteration. Mr. Hudson anticipated extreme difficulty in finding suitable men to discharge the amalgamated functions as suggested in the Paper, but he did not think there need be more difficulty on this head in London than was experienced in the large provincial towns. He agreed with Mr. Eve that there would be no difficulty, should the proposed change be made, in making it compulsory that assent to or dissent from plans should be stated within a given time, as is the

case now with reference to drainage plans, which must be refused within seven days, or otherwise consent is implied. The long and varied experience of Major Isaacs entitled his opinion to great respect, but inasmuch as his views were in accord with his own he need not dwell upon them.

As a district surveyor, Mr. A. W. Tanner candidly admitted that there was a public demand and necessity for an alteration in the present system, and alluded to the ignorance on the part of the general public with regard to the individuality of the district surveyor. He could entirely endorse that statement, for he (although a vestry surveyor) continually received letters addressed to the district surveyor, calling attention to matters within the sphere of the district surveyor's duties. This was a clear indication of the public impression that the district surveyor at the district town hall was such an official as he had recommended in his Paper.

The desirability of securing the independence of the supervising official was strongly urged by Mr. A. A. Hudson, who supported his argument by instancing the position of an architect in relation to a building contract, but he (Mr. Weaver) ventured to say that the instance did not greatly help his argument, as every architect was generally very well looked after by his employer, and indeed, in a recent case, a public body had been officially censured for not looking after their architect sufficiently. The elasticity advocated by Mr. Hudson should, he thought, be secured by appeal to the special Tribunal in large matters, while in small matters the local surveyor would decide.

With regard to the question of fees versus salary, he was of opinion that under the present system of

building supervision fees were to be preferred to a fixed salary for work varying greatly in quantity, although he agreed with Mr. Wheeler, Q.C., that it was wrong in principle for the district surveyor personally to receive fees from the builders whose work was supervised. Under the change advocated in the Paper the chief surveyor would of course be paid by fixed salary, and his staff would be increased or reduced to suit the variation in work. Whether fees should be charged to builders or not was also a question of argument, but he thought it mattered little which course was adopted, or whether the fees were covered by the rent or by the rates.

In conclusion, while thanking the members and visitors for the kind and prolonged attention which they had bestowed upon his humble effort, he must say that no argument had been advanced which had shaken his conviction that the local work of the Metropolis should be vested in the District Councils or Corporations managing the several areas into which so vast a city as London must of necessity be divided; that such local work should include the duty of seeing that safe, properly built, and efficiently sanitated and healthy buildings were erected and maintained in the district, and that able and efficient officers should be appointed by such District Councils or Corporations to discharge the duties connected with such work. As to the conditions of such appointments, various views might fairly be taken, but personally he was of opinion that the appointment and dismissal of the surveyor and engineer of each Council or Corporation should be subject to the approval of the Local Government Board, as was the case at present with respect to

medical officers of health and poor law officers. This course would insure the appointment of competent men at proper salaries, and would safeguard the officials against the risk of unjust treatment.

The meeting then adjourned.

Paper 243.
No. 395.

THE MANAGEMENT AND VALUATION OF BRICKFIELDS.

By J. L. CROUCH, Professional Associate.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, February 20th,* 1899.

Thos. M. Rickman (Vice-President) in the Chair.

While recently engaged in a brickfield dilapidation case, the thought occurred to me that a paper on the management and valuation of brickfields might be of some interest to a section of the Members of this Institution and, upon approaching our ever courteous secretary, I learnt that my views were shared by him; I therefore lost no time in deciding to put the thought into practice, and the result is the Paper I am now privileged to read.

I have entitled this Paper "The Management and Valuation of Brickfields," and in this general term I have included the duties which devolve upon surveyors in the management of these on behalf of owners when let to a tenant, to their valuation, and their rating.

Let me state the order in which I shall take the various heads; I shall, in turn, give some account of the geology of brick-earth; mode of taking specimens;

analysis *; a resumé of brick-making as practised near the Metropolis and a description of the implements in use; the covenants of a brickfield lease; the assessment and rating of a brickfield and, lastly, the valuation.

First then let me describe, as briefly as may be, the geology of brick-earth. Brick-earths may be classified under three distinct heads, viz. clays, loams, and marls, and in this order they can be separately described. They are, however, all formed by the same process of nature, being deposited either by the sea or rivers, and accordingly named marine and fluviatile deposits respectively. As a general rule the strata are made up of several distinct layers recurring many times, in the same order, consequent upon the conditions of the overflow of the river, thus: a river bearing materials in suspension overflows its banks, and inundates the surrounding valley; the coarser particles speedily subside, the finer particles rest upon those first subsided, and lastly, the very finest mud settles on the top. In each successive year the river repeats this operation, the coarse material being deposited on the hardened mud from the previous flood and the accession of strata going on in exactly the same way. The total amount, says Lyell, deposited in any one year may be of the thinnest description, a mere film, and of such a description are the well-known annual deposits of the Nile to which Egypt owes its fertility. So thin are they that the aggregate amount accumulated in a century is said rarely to exceed five inches; although

* On the scientific preliminaries the following works have been consulted :—

David Page's *Economic Geology*.
A. H. Green, *Physical Geology*.
Sir A. Geikie, *Text Book of Geology*.
Geo. Maw, article "Fireclay," *Encyclopædia Britannica*.
A. H. Church, *Laboratory Guide*.
Phillips's *Mineralogy*.

in the course of thousands of years it has attained a vast thickness, the bottom not having been reached by borings extending to a depth of 76 feet towards the central parts of the valley. Everywhere it consists of the same homogeneous mud destitute of stratification, the only signs of successive accumulation being where the Nile has silted up its channel or where the blown sands of the Libyan desert have invaded the plain and given rise to alternate layers of sand and mud.

In the Valley of the Rhine an extensive loamy deposit called Loess, has been formed, agreeing in composition with the Nile mud. About one sixth part of its composition is carbonate of lime, with the usual admixture of very fine sand and mica flakes.

The fossils of this loess are those of molluscs, &c. which in life frequented marshy districts such as adjoin rivers. So fine is this deposit that even the colour of some of the shells has been preserved. At Fribourg the thickness is 284 metres, or over 310 yards.

1. To come however to the brick-earths individually: there are *firstly the clays* which are in technical language termed hydrous silicates of alumina. The purest form of clay is termed kaolin, and is commonly known as china-clay, the formula of which is $Al_2\ O_3\ 2Sio_2 + 2H_2\ O$. The general percentage theoretically of clay is:

Alumina	39·8%
Silica	46·3%
Water	13·9%
	100·0

This is as I say the theoretical percentage, but in practical analyses the percentages will be found to vary

considerably. For example, the kaolin of Schneeberg in Saxony is:

Alumina	37·7
Silica	43·6
Water	12·6
Iron Oxide	1·5
	95·4

The minimum and maximum percentages of the components of kaolins in general, below which or above which the material ceases to be regarded as kaolin, are:

Alumina	from	37·7	to	40·7
Silica	„	43·6	to	46·53
Water	„	9	to	14·54
Iron Oxide	„	0	to	1·5
Lime	„	0	to	3·5
Magnesia	„	0	to	·44
Potash	„	0	to	1·9

It is important to remember that this pure clay would shrink and crack in drying and firing in proportion to the excess of alumina to silica. This can be remedied by adding sand.

The distinctive characteristic of clay is its plasticity, which depends upon the interstitial but not chemically combined water; for though a powdered brick will absorb a great deal of water, it is impossible to make it in the least degree plastic. The degree of plasticity depends upon the fineness of the particles in the clay.

Kaolin is derived from the decomposition of granite occurring in two stages known as china-clay and china-stone, and granite, to go a little further back in geological order, is composed of three minerals, quartz, felspar and

mica. In the process of decomposition from granite into kaolin the quartz remaining unchanged is mechanically washed away, as for instance by the action of running water. At a later stage than the felspar mica chemically changes to some extent, but it should be either absent (from the same mechanical washing away) or should be colourless and non-ferruginous.

The difference between china-stone and china-clay consists mainly in the greater softening, in the latter, of felspar by conversion into clay. Felspar in granite is an anhydrous (or nearly so) silicate of alumina with a silicate of potash and occasionally soda.

Kaolinising is a term used for the process of decomposition, and is generally described as resulting from the action of carbonic acid in the atmosphere upon the silicates of potash or soda removing them as soluble carbonates, whilst the moisture in the atmosphere unites with remaining silicates of alumina to form kaolin. This china-stone and china-clay is worked at St. Austell and Lee Moor near Plympton, the process of manufacture being as follows:—

The soft decomposed rock is broken down and exposed on an inclined plane to a stream of water which at once becomes thick with the clay and mica. This is conducted into trenches called micas where the mica settles down and is then conducted into pans or tanks from nine to twelve inches deep, which become gradually filled up with the pure clay. The water is then drawn off and the clay run into a roofed-in floor with subjacent hot air flues called drys. This is generally then cut into oblong blocks and the process is at at end.

Both in England and China, china-stone is added to this in order to give transparency to the china when baked. China rock (sometimes called Pe-tun-tze) gives

greater hardness and greater transparency on account of its unaltered felspar and quartz.

At Belleek, china-clay is obtained by calcining a red granite, the felspar of which is a potash felspar called orthoclase; the colouring iron of which is removed by magnets when the clay is powdered. At Rostellan in Ireland, in a bed at the base of the Carboniferous limestone, the lime has been almost entirely removed by weather, leaving a powdery mass composed of silica and clay. This was at one time exported to the English potteries, but this seems to have ceased owing no doubt to the unsuitability of the clay or to the expense or other causes, and is not, let us hope, another example of injustice to Ireland at the hands of our manufacturers.

Under the head of Kaolin must be included the clay known as pipe-clay, its main difference being the excess of silica. It is chiefly found at Bovey Tracy in Devonshire and Corfe Castle in Dorsetshire. This clay varies in colour from light to dark, and here are two analyses of its percentages.

In the light.		In the dark.
Alumina	21·28	23·25
Silica	65·49	72·23
Iron oxide	1·26	2·54
Alkaline oxides	7·25	1·78
Sulphate of lime	4·72	mere trace

In pottery clays we get the following percentages:—

Alumina	from	24 to 38
Silica	„	44 „ 58
Iron oxide	„	1 „ 7
Water	„	10 „ 15

The colours vary, the reddish browns are due to anhydrous oxide of iron ($Fe_2\ 0_3$); light yellow and pure brown to hydrous oxides of iron; blue and gray, some-

times due to finely divided iron sulphide and sometimes to iron carbonate. Generally speaking, these clays are superficial and of glacial or even more modern geological age.

In the manufacture of porcelain the kaolin and other ingredients are ground up into an impalpable powder, flint and lime being added and worked up together in water by spades and mallets and kneaded by the workmen. In this state it is called dough, and is kept damp till required for the potter's wheel and lathe. When moulded, the articles are slowly dried, and afterwards taken to a kiln for preliminary baking into what is termed "biscuit."

In the well-known Sevres ware the proportions are :—

Kaolin . . .	63 per cent., and 70 per cent.
Felspar . . .	22 per cent., and 15 per cent.
Flint . . .	10 per cent.
Chalk . . .	5 per cent. or 6 per cent.

Those chinas which approach the 22 per cent. of felspar are the hard pastes; those that approach the 15 the soft pastes, or in the technical language of some English works, they are known respectively as the "bone" and the "flesh."

For coarse pottery, the clay is worked with water and tempered. The shaping is done on a wheel and the article dried under cover. The glazing is generally effected with a cream of pulverised galena, that is lead sulphide or the ordinary lead ore. After being again dried, it is gradually heated, and in this process the sulphur of the galena is driven off, producing an oxide of lead which forms, in chemical combination with the alumina, a lead glass. For the Staffordshire

ware, known as stoneware, common salt is an ingredient in the glazing.

For a still finer glaze than any of these, a composition is made of red and white lead, felspar, silica, and flint glass, in varying proportions.

2. Loams are mixtures of clay and sand, and geologically must have a sufficient quantity of sand to allow water to percolate through to prevent binding.

3. Marls are defined as "clays containing a distinct "proportion of lime," and a great authority has placed the maximum limit of lime in marls for brickmaking at two per cent.

The ingredients of fire-clays, and the result of analyses are :—

Silica	51·1	to	67·12
Alumina	21·18	to	31·35
Potash	2·02	to	2·19
Soda	·0	to	·44
Lime	·32	to	1·48
Magnesia	·5	to	1·54
Iron oxide	·8	to	5·34
Water	3·14	to	13·11
Organic matter	0	to	·9

In the Stourbridge Fireclay we find the ingredients are :—

Silica	65·1
Alumina	22·22
Lime	·14
Magnesia	·18
Iron	1·93
Water	9·86

This clay is found under the coal seams, and is supposed to be soil of the coal period, deprived of its

alkalies by the growth of plants in it. The local name for this Coal-measure clay is "clunch."

A definition of fire-clay is given to us by Mr. Maw.

He says it is "a native combination of hydrated "silicates of alumina, mechanically associated with silica "and alumina in various states of subdivision, and "sufficiently free from silicates of the alkalies, and from "iron and lime, to resist vitrification at high tempera-"tures." No native clay is wholly free from iron and the alkalies.

A fire brick of excellent quality, selling from 50*s.* to 55*s.* per thousand, is composed of 40 per cent. of silica, 37 per cent. of alumina, 2 per cent. of magnesia, 9 per cent. of potash, and 12 per cent. of water.

Various causes contribute to make certain beds valueless, and amongst these might be specified disseminated carbonate of iron, which produces the grey colour and sometimes occurs in excess in nodules; carbonaceous matter, however, which gives the slaty black colour to the clays, does not make them any the less refractory.

"The relative proportions of silica and alumina which "some manufacturers have laid undue stress upon as "indicating heat-resisting quality, is of little moment "as both these constituents, whether occurring in com-"bination as silicates of alumina or as free alumina and "silica, are essentially the refractory elements of all good "fire-bricks, being unvitrifiable per se, except when asso-"ciated with the alkalies, lime, or oxides of iron. The "plastic character of refractory clays is also of limited "influence on the suitability for fire-brick manufacture; "extreme plasticity, which is generally accompained by "excessive contractility and vitrifiability, is prejudicial" (Maw).

In the Dinas fire-clay from South Wales, the ingredients are 91·95 of silica, and 8·05 of alumina.

Samples of the earths can be taken by test holes or by boring. The borers (or augurs) used are very much alike. The harder top soils, such as gravel, require some amount of machinery to work them, but if the top soil is only light, then the operations can generally be managed by hand machines.

Before visiting the ground for the purpose of obtaining samples, it is desirable to ascertain, if possible, the nature of the soil, if any, overlaying the clay; this may save the carrying of unnecessary tackle. The borers are simply large gimlets, some being spiral, others straight, and used according to the nature of the work to be performed. It will be found that the straight or straight grooved work the easier, though the specimens taken are not so well preserved by them. The spiral will take out a complete section of the earth bored without disarrangement, but the straight borers are apt to break the specimens by their action forcing the earth up the groove instead of merely taking out a complete section as the spiral borers will do. If the object is only to ascertain the depth of the earth the straight borers are sufficient, but in other cases preference might perhaps be given to the spiral form. The borer is fitted at the top with a screw hole to take lengthening bars. It is generally five feet long, the twist or gouge being about two or three feet of this length, and the remainder of it square, and a handle is attached by nuts and bolts. Two assistants then proceed to drive the borer into the ground by screwing it in the same fashion as an ordinary gimlet by revolutions. It will generally be found advisable to surround the bore-hole with boards for the assistants to walk upon in order to prevent the earth being pressed into

the hole when the borer is withdrawn. About one foot of earth is a convenient amount to remove at one time, though this naturally depends upon the stiffness of the clay; the borer should then be carefully withdrawn by pulling or lifting it out. If too stiff to pull out by hand it can generally be raised with the shoulder under the handle. Just before the borer finally leaves the hole any loose earth round the mouth should be brushed away to avoid any of the top soil becoming mixed with the sample.

The sample taken out must of course be carefully preserved if analysis be required. A simple method of preserving the specimens is to put a small part of each foot of earth in a roll of brown paper giving the roll a turn at each sample; when the roll is complete, tie with a piece of string and indicate according to the number on the plan, and carefully put away in a bag. The surveyor must use his own discretion as to the number of sections he takes, but clay varies so considerably in many cases within a short distance, that nothing is lost by taking several specimens. It is not as a rule homogeneous over large areas, even in adjoining fields, and in the same field may vary to a considerable extent in composition, texture and colour, frequently containing layers or pockets of gravel or very coarse sand.

No doubt the best test of the quality of the earth is the quality of the brick or other article it will make; a practical test is therefore desirable. A well-known professor says that the only test is the practical test and that all knowledge of the subject is merely empirical. I must disagree at least to this extent, that an analysis of the earth may enable us to find the cause of the defect in the brick apart from faulty manipulation of the materials, and I would not under any circum-

stances satisfy myself with only the practical test of baking or burning, if either should be disappointing.

It must be borne in mind that a good deal of the value of the clay depends upon the cost of getting it, therefore care is essential in noting the nature and thickness of any overlaying soil.

Having however attended to all these matters, the analysis has to be made, and I will now describe how this is done. It will be found that no chemical analysis is required; it is a purely mechanical method and few mistakes need be made, as after all it is a really simple operation not requiring the expert hand of an erudite chemist. I have said that no chemical analysis is required, but this rule has as a confirmation the inevitable exception which in this case is made in favour of the alkalies soda and potash, which are analysed chemically. For the chemical methods to be adopted for this, I would refer to such works as Professor Church's *Laboratory Guide.*

The usual method other than chemical employed for a qualitative and quantitative analysis of the materials is as follows:—

A weighed sample of brick-earth, taken as described should be broken up without violence and thoroughly dried first by exposure, after which it is again weighed and then slowly warmed in a water oven, and when all the water in mechanical combination has been driven off, the sample should be weighed and divided with the finger in water, when the soluble part can be gradually washed away. The residue, if brick-earth, will consist of sand, &c., which can be microscopically examined. In this crystals of selenite (hydrated calcium sulphate $CaSO_4 + 2H_2O$) and iron pyrites (FeS_2) and minute fossils may be found. The presence of lime is detected by the

addition of dilute hydrochloric acid, which will cause the lime to effervesce. The loams are distinguishable by the large proportion of insoluble residue.

There are various methods employed in washing; and amongst those commonly in use I may enumerate the method of washing in a conical glass, such as an old ale glass 9 or 10 inches high with a cross bar of wood or metal over the mouth, a hole in the centre receiving a thistle-headed funnel. The roughly powdered rock to be examined is put into the glass and water is poured on to it through the funnel and allowed slowly to overflow, the finer material being thus washed away or removed. The residue can then be taken out by a pipette and put on a glass slide, a drop of turpentine being added to remove any air bubbles. A method known as Thoulet's, given to it by the name of the inventor, is a tube fitted with a draw-off pipe near the top and a screw or American clip at the bottom. It is mostly found illustrated in books on the subject. I have found in my own work that the use of a series of flat basins furnished with a lip answers the purpose far better. The fine clay can be run off in suspension, and the sand thus separated by gravitation.

Should any stones be found when breaking up the sample they must of course be removed and weighed; dried in a water oven and again weighed. The remaining soil can then be put in a stoppered bottle to prevent loss or gain of moisture. The next point is to determine the amount of water chemically present in the sample and for this purpose a large sample should be taken—that is a sample not less than 15 grains. One method of doing this is by spreading a weighed sample, say 100 grains, on a large sheet of white paper, which is placed in an oven, the heat of which may be raised till it begins to

slightly discolour the paper. It is then weighed again and the loss is entirely water.

Next, after weighing this dried sample, it can be burnt in an iron spoon, the loss of weight representing mostly organic matter. To give a more precise description, the sample should be heated to low redness and stirred with a platinum wire until black particles cease to be visible. The residue when cold should be moistened with ammonium carbonate, dried again, ignited for a minute, and weighed. The loss of weight will represent organic matter and moisture.

The constituents of any ordinary soils may be looked upon as gravel, fine sand, coarse sand, and lime. The gravel is determined by sieves, which ordinarily fit into each other. The first has a mesh ·3 of a millimetre. The coarser particles which do not pass through consist of gravel. The second sieve is ·6 of a millimetre, and what there remains is called gravelly sand. What passes through is weighed, then washed and weighed again; the residue is sand, the difference representing clay and oxide of iron. After being burnt the residue is put into a mixture of half a pint of water and half a pint of spirit of salts and frequently stirred; the bubbles rising indicate the presence of lime. When dried and re-weighed the loss of weight will indicate the proportion of lime present. As a matter of fact, if this were done before washing, iron would be removed as well as lime.

In interpreting these analyses, kaolin has 46 per cent. of silica to 40 per cent. of alumina, so that in every analysis it is estimated that all silica in that proportion is in chemical combination, all in excess is sand.

This then is a general method of mechanical analysis, and I will now deal with the actual manufacture of

bricks as carried on in the neighbourhood of London with an account of the materials and plant in use.

Marl is suitable for manufacture into bricks without any addition; this has placed it in great demand and accounts for its present scarcity. As a substitute an artificial malm has been made for making the best qualities of bricks by mixing chalk and clay together, which after being reduced to pulp is run off into pits and allowed to remain till sufficient consistency is obtained.

The clays used for brick-making around London are mostly loams, and they have to be treated according to the varying proportion of clay and sand. Silica should be present to the proportion of three-fifths, alumina one-fifth, the remaining fifth being made up of iron, lime, manganese, magnesia, soda, and potash. If too sandy, lime or chalk is added as a flux preventing the shrinking and warping which would otherwise occur in drying and burning. If too stiff—that is too clayey—sand is added to the required amount.

The chalk to be added is always reduced in a mill to the consistency of cream. The mill requires no special description, it consists merely of two wheels in a circular trough worked by horse or steam power; the chalk is put into a trough and ground in this way and water is added as required.

The final colour of the brick is determined partly by the proportion of hydrated oxide of iron and partly by the degree of the heat in the burning. If lime be absent the moderate heat will produce a red colour, the iron oxide being the colouring matter, the intensity of the red varying with the proportion of the iron. This iron can be added mechanically in the form of oxide. With intense heat the red brick becomes a blue brick.

The presence of lime acts upon the oxides, producing the cream brown or yellow colour of the ordinary stock brick, and uniformity of colour is frequently attained only by a too generous addition of chalk (or lime) at the expense of soundness and durability. Magnesia arrests the development of the red.

If the earth is found to be free from stones or pebbles it can be used without washing; but should either of these be present in such quantities as to render manual labour insufficient, a process known as washing must be resorted to, which is at once tedious and expensive. It consists of filling a trough with the clay and adding sufficient water to run the clay through a grating or sieve into pits, where it remains until the necessary consistency is arrived at by evaporation and drainage.

The actual brickmaking is commenced about April, but the clay should be dug up the previous autumn for the purpose of allowing the winter frosts to break it up.

A considerable saving of labour is effected by this operation, and it is absolutely essential to the proper preparation of the earth, neglect of it being attended by the Nemesis of inferior bricks. The earth is dug up and removed to a convenient place and there allowed to remain until spring, when the frosts are probably over and that danger of spoiling the unburnt brick will not be incurred.

The process of burning bricks in open clamps (the name by which the stacks are known) is peculiar to the London brickmaker, and to make the process successful it is considered necessary to mix the fuel with the brick earth. The fuel known as "soil" consists of the ashes from the dust-bins of adjacent towns, of which I shall have a few words to say presently. These are sifted

through a screen, mixed up thoroughly, and incorporated with the brick-earth. When the moulded brick is put into the clamp the soil itself actually burns. It is said that the ashes, which give off sulphur, improve the colour of the bricks; they also assist in arresting contraction, so altogether they may be considered a very useful and ingenious addition. About 35 chaldron are used in 100,000 bricks.

The moulder, as the name implies, is the man who actually moulds the clay, and he is at once a skilled and well-paid workman. His work is confined to the summer months, and during this time he will mould somewhere about three-quarters of a million to a million of bricks. He receives on an average about, in round figures, 5*s.* a 1,000, so he can earn on 750,000 bricks over £187, in six months from April to September. For his accommodation a shed is erected in which he works, and in the technical language this is called a "stool."

Usually it consists of a rough erection of timber with a corrugated iron roof. The moulder stands in front of a table, and close in front of him is placed the pug mill. This is a conical shaped tub with the larger end uppermost, fitted with a spindle to which are attached knives arranged horizontally, with the blade fixed in a slanting direction. In addition to the knives, the spindle is fitted with spikes.

The soiled earth is put into the pug mill by the temperer and the spindle is caused to revolve by horse power or steam as the case may be. The earth by this means becomes thoroughly mixed up, and is forced by the action of the knives to the bottom of the mill, and thence through a hole, a convenient sized piece being cut off with a knife called a cuckhold, by a boy who lifts it on to the moulding table, to the right of the

moulder. The moulder has on his left the stock board, fixed to the table. This is the bottom of the mould, and is made of wood shaped to produce the frog or indentation to the brick. Over this is placed the mould; this is the width and length of the intended brick; the depth is generally greater, and to obtain the requisite thickness, nails are driven into the table at the four corners of the stock board, and upon these the mould rests, the nails being fixed higher or lower in order to regulate the thickness. The moulder now takes sifted sand which has been thoroughly dried and throws some into the mould to prevent the clay sticking to the mould. This sand assists in giving a face to the brick and answers other practical requirements not necessary now to enumerate. The moulder next takes a piece of clay and throws it violently into the mould, pushing it thoroughly home with his fingers. The spare clay is then removed by a striker which requires no special description.

When this is done, the moulder places a pallet on top of the mould. Pallets are plain pieces of board usually about $\frac{3}{8}$ of an inch thick, the same width as the mould, but slightly longer. With this the newly moulded brick is taken off the stock board and put pallet undermost on to a little erection called a page, a contrivance formed of two rods of iron about $\frac{3}{8}$ of a inch wide and about 6 or 7 inches apart nailed to a board sloping away from the moulder. The moulder then pushes the pallet a few feet down the page, whence it is removed and placed upon the off-bearing barrow, which is of a special design, consisting of a light frame on springs to avoid so far as possible injuring the newly-made brick. These barrows usually take 26 bricks in two rows.

The barrow, sometimes called a hack-barrow, is then

wheeled to the drying ground, where the bricks are placed in long lines, known as hacks, the length depending upon the space available, and about 11 feet apart from centre to centre. Along the length of the hacks are placed lengths of sheet iron about $\frac{3}{8}$ of an inch thick and 6 inches wide on which the barrows are wheeled. When the raw bricks are sufficiently dry they are put into the clamp to burn, and when thoroughly burnt they are removed in crowding barrows to the carts, barge, or other conveyance.

In laying out a brickyard it is advisable to place the clamp in a lower part of the field than the stool, the intermediate distance being occupied by the hack-ground. Circumstances may of course prevent this, but this arrangement will be found to save considerable labour in wheeling.

I have now given a description at some length, though not in any way exhaustively, of the mode of manufacture of stock bricks in clamps in and around London. But it must not be understood that there are no other methods. Red bricks are extensively made by machinery and moulded by hand and baked in kilns, but into the many different methods and the many different machines I cannot now enter. In some factories the earth after being dug is never touched again until the completely moulded bricks tumble out four at a time as fast as they can tumble.

But these processes, extremely interesting and ingenious, are somewhat outside my purpose and I therefore leave the further consideration of the manufacture of the various earths into bricks, pottery, porcelain, and china alone and pass to the next part of my subject, the covenants of a lease of a brickfield.

In letting a brickfield to a tenant, the clay is usually

paid by a fixed annual surface-rent and a royalty per thousand bricks of the usual size made.

As a rule a minimum number of bricks is required to be made annually; a precaution necessary to ensure a regular income to the lessor.

These royalties are paid to the lessor or his agent once a year, at Michaelmas, and it then becomes necessary to estimate the number of bricks to be paid for. The usual method is for the lessee to produce his moulders' books, in which are written from week to week the number of bricks moulded by each. The moulder, being paid per thousand, will see that the full amount is stated, and it is usual in the trade for the moulder to surrender his book to his employer once a year for this purpose. The careful surveyor would no doubt once or twice or as often as occasion shall require, visit the brickyard and ascertain exactly the number of stools at work during the season, and I think, as an additional precaution, to avoid mistakes, it is advisable at the end of each season, before the earth is dug in autumn, to run the tape over the worked or unworked portion, whichever is the easiest to do, and mark the map of the yard accordingly, noting the depth of earth taken out.

I have generally found that in this covenant an allowance of 5 per cent. is made to the lessee for the waste he is put to by the destruction of the top and bottom of the clamps, owing to weather, firing, &c., and also to spoilt bricks. This is, however, in the nature of a perquisite, as the lessor's earth is used up all the same.

Before any of the brick-earth is dug the lessee should covenant to remove the top soil or vegetable mould, a process known as encallowing, and to store it in some

convenient part to be replaced when the brick-earth is taken out, or at the end of the tenancy. The remainder of the land, which is not being actually worked, if agricultural, is generally to be cultivated according to the custom of the country.

I recently came across what I should think must be a unique covenant of this description. "The lessee "before getting or digging for any of the said brick-"earth or clay" was to "carefully take off and remove "the whole of the surface mould or soil to a depth of at "least one foot, and to deposit and store the whole upon "some other part of the said land to be approved by the "lessors," an operation which I imagine it would require some ingenuity to perform. It is quite sufficient to covenant that the top soil should be removed and stored as the under soil is required.

None of the brick-earth should be removed to other yards for manufacture there, for the obvious reason that it would require special checking and measuring; and any clay brought to the ground should be treated as the lessor's, and the royalty paid accordingly.

The ultimate use of the worked-out brickfield must necessarily dictate appropriate covenants. If the land would then be suitable for building, it would be necessary to insert a covenant to leave the land properly levelled to a fair surface, a similar precaution being necessary in the event of its being required for agricultural purposes. In either event a plan and sections should be prepared and attached to the lease.

These sections should show the existing and the intended ultimate levels; a bench mark on some convenient place should be made, or preferably the Ordnance datum should be adopted. A set of these plans and sections came into my hands a short time since, but

unfortunately for the lessor his surveyor, who doubtless was not a Member of this Institution, had omitted to show a bench mark, and the Ordnance datum had not been used.

A claim was made for damages for going below this sectional line in taking clay, but the lessor's inability to show the intended final level lost him the case.

It may be necessary, if the brick-earth runs in different thicknesses, to make provision for the filling in of the pits made in excavating, and I should certainly make provision as to the material to be used. In the London district, at any rate, and probably in others near large towns, the brickmaker contracts with local bodies, district councils, and others for the disposal of the contents of dust bins, using the breeze or ashes in the manufacture of his bricks as already described, and using for the purposes of filling in the pits what he euphemistically calls the hard core, which is nothing else but old pots, and pans, and rags, and bones, and kindred useless articles which should, if possible, be prohibited.

In a recent number of the *Professional Notes* a question was asked to this effect: A lessee of a brickfield is allowed to use bricks in erecting sheds and other buildings made from the clay on the land without paying royalty; is he allowed to take these buildings down? This I take to be purely a legal question—is the building a trade fixture, and, if so, is it removable without injury to the freehold? In this case I think, subject to correction from the gentlemen here learned in the law, that these buildings are certainly landlord's fixtures, and I cannot see how the fact of no royalty being paid touches even the fringe of the matter. I see nothing in any trade fixtures in a brickyard which can differ in any way from this general rule. If a stool or mill of

any description is erected with such an amount of permanency as to render it inseparable from the freehold, then it would become the property of the freeholder, and generally the lease contains a covenant that the tenant shall clear all these away if required.

A few words on the rating of brickfields may not be out of place, though the subject is, so far as I know, somewhat limited.

Two cases bearing on this are *Regina* v. *Westbrook*, and *Regina* v. *Everist*. In these cases the judges held that the basis of the valuation should be the royalty and other rents of the preceding year, and, accordingly, all parochial assessments are so based. The reason for this method of assessment seems obvious enough.

In the judgment of Lord Denman, C.J., in the second case I have mentioned, a supposititious case is taken as follows:—

Two brickfields of the same size are worked so as to be consumed in ten years, and by equal working in each year, to produce hypothetically £1,000 per annum each. If the rate was £10 a year they would each then produce in that time £100. But one might be so vigorously worked as to be worked out in a year, and the produce will be therefore £10,000 and the rate paid only amounts to £10. In the next nine years there will be nothing to rate, so this field will escape nine-tenths of the rate the other field pays, which works a tenth of the earth each of the ten years. Accordingly the previous year's royalties form the basis of valuation, but it is not conclusive evidence of the actual value, it is merely the basis upon which the estimate is made.

In the former case, *Regina* v. *Westbrook*, the tenant paid £159 in rent and royalty, and the sessions had found that £100 would be the fair basis of valuation. "It may

" well be," said Lord Denman, " that although at the end " of the year the lessee has made so many bricks that he " can afford to pay £150 in royalty to his landlord, he " could not prudently at the beginning of the year con- " tract at all events to pay more than £100, and, if so, " the latter rather than the former will be the sum at " which the land may reasonably be expected to let from " year to year."

This is only in accordance with the general principles of rating this description of property, and I do not think that any special exceptions are made in favour of or against the lessees of brickfields.

And now I approach the most important part of the subject so far as surveyors are concerned, the valuation of a brickfield, and on this matter I hope to hear the most valuable criticism.

Generally speaking, the value depends of course upon supply and demand, but I take it that it is the duty of surveyors to estimate what the probable effect of this economic law will be upon any given land,

I think it safe to assume as a general rule that an acre of brick-earth a foot thick will in round numbers make a million bricks of the usual size, though much of course depends upon the amount of malming and soiling required. An acre of brick-earth one foot thick is therefore worth, in royalties at 2*s.* a thousand, £100. The surface rent I take to be, as a general rule, the average agricultural rent of the district. This should not be difficult to estimate with a fair knowledge of the neighbourhood. But the value of the earth is another matter. In an excellent book on brickmaking by Mr. Edward Dobson, published by Messrs. Crosby Lockwood and Son, the average cost of making clamp-burnt bricks is stated to be £1 1*s.* 10*d.* per thousand, including 2*s.* 6*d.*

for royalty. Parenthetically I should like to mention that the price of stock bricks as given in "Laxton" this year is 50*s.* per thousand, grizzles 45*s.*, and place 44*s.*, and although this includes carting, brickmaking just now would seem to be a pretty good thing, and certainly a great deal better than surveying.

Now in making the valuations I take the *modus operandi* to be this: first, to estimate the cost of production of the bricks, secondly, the price to be obtained, and thirdly, when both these are done, what royalty and surface rent can be relied upon, and the price an investor would give for the land, to return him a fair margin of profit on the transaction.

In estimating the cost of production, the cost of the necessary plant, wash mills, pug mills, and the rest of the impedimenta must be considered, and the surveyor must satisfy himself that there is sufficient earth to work to make it worth while for a brickmaker to take the land (it is an axiom among brickmakers that unless the earth is three feet thick it is not worth working, but I would make a reservation and say the thicker the better), then work out in figures the cost of getting the shallower earth, reckon the cost of the necessary removal of plant, and, upon this, base the estimate of the profit of the undertaking. I can quite believe local circumstances might make it worth while to work a field of earth less than three feet deep.

In vol. viii. of our *Professional Notes* an enquirer asked how much should be paid for earth per yard, without stating how much earth there was to work. The general opinion seemed to be about 1*s.* to 2*s.* a cubic yard, and a yard will make about 500 bricks; but I should think this a too general price to be of very much service. Had the amount of earth been stated I can

only think the answers might have been more consistent.

I have suggested previously that the overlaying soil affects the question of cost of production of the bricks, and I think this scarcely requires proof. Labour is the chief item, and the cost of removing the top soil is only a matter of simple calculation. At any rate it should not be difficult to obtain an estimate from a respectable local contractor.

If the land is a considerable distance from a town, the accommodation of the moulders and labourers must be considered. It is customary for the foreman to live at the yard, and a house or cottage is accordingly built for him, and it may also be necessary to build cottages for all the labourers and moulders. Should, however, the field be in close proximity to a town another question arises as to the probability of the works being injuncted as a nuisance. A brickfield is not necessarily a nuisance, and the rates paid to district councils and guardians might have a consoling influence upon their susceptibilities on behalf of the general public, but no such salve would influence an adjoining owner whose pusillanimity might be a factor in the determination of the value of a brickfield. I know of no legal limit or generally accepted limit of distance within which a brickyard would become a nuisance, and I shall refrain from even hinting at one. Suffice it to say that a surveyor would do well to ascertain the probable positions of the clamp and dust shoot, where, of course, the nuisance, if any, would arise, and consider them in relation to the nearest house property.

The breeze, chalk, sand, and water—a very variable quantity—must all be reckoned with, and the cartage will be found a large item. The other items in the cost

of producing bricks are less variable, such as cost of superintendence, appliances, interest on capital.

So much then for the cost of production; and as regards the price to be obtained for the manufactured brick, here again the cost of carriage will be the important consideration. Moreover the number of changes before the nearest market or the ultimate destination is reached, seriously affects the value. All other things being equal, the brickyard most conveniently placed for easy access to water carriage will be the most valuable. By this means the bricks are shaken less, and consequently arrive in the purchaser's hands in better condition. It is desirable to make as few changes in transit as possible, as in this process some bricks almost invariably get damaged and broken. In all probability few bricks are delivered on the job with less than three changes. First from the clamp, either into carts or trollies, then into the barge or railway wagon; a third time out of these on to the wharf or carts again, and perhaps a fourth or more before they are to be laid. The water carriage is the cheapest by far. It is a fact, startling though it may appear, that bricks can be shipped from London and delivered at Sydney Harbour at a lower rate than the railway companies ordinarily charge for carrying them from some of the Midland towns to London.

It would, I believe, be quite impossible further than this to lay down any hard and fast lines of valuing, and I do not pretend to know a royal road to it; experience can, I believe, alone supply the necessary means, though doubtless, before the discussion on this somewhat tentative paper closes, we shall hear of many aids to a correct forecast of value.

For my own part I have for some years past watched the prices realised for brickfields, I have generally found

them to be a round sum of so much per acre. From the ordinary sources of information on the subject, and from personal inquiries of those who buy and sell, and from my own experience, I can discover but a slender basis of valuation in the estimated depth of the clay. There does not appear to be the same ratio between the depth of clay and price given for, let us say, a field of 20 acres of 20 feet of earth and the same area of only 10 feet of earth, though in other respects alike, while 10 acres of 10 feet of clay may be seen realising double a similar field of the same thickness of only half the surface area. The reason partly would seem to be that in dealing with brick-earth one is more or less dealing for a pig in a poke. A more general ratio might, and probably would, prevail with a surer knowledge of the actual depth. Owners would, I feel convinced, obtain better prices if they could state with greater certainty what that depth is, for purchasers would be the more willing to buy. Both buyers and sellers should avail themselves of the services of specially qualified surveyors, and I commend this suggestion to their serious consideration, which I am quite sure would be to their own material advantage as well as, I believe, the great pleasure of some of us.

This brings me to the end of my task for the present, and I have but to add my thanks to my audience for their patient attention, which I hope I have not unduly tried.

Mr. J. Jopling (Fellow) said he had great pleasure in proposing a cordial vote of thanks to Mr. Crouch for his valuable Paper, which had been of great interest to him personally, because he had given this particular subject his attention for a great many years. With very much that Mr. Crouch had said he fully agreed, and the

few criticisms which he would venture to make would be based upon practical experience and not upon theory.

The finer clays, to which Mr. Crouch had devoted some attention, were not, he thought, used to any great extent in ordinary brickmaking, but principally for glazing.

He agreed that analysis was very useful, but he had found that the first thing to be done was to make some practical trials with regard to any new material to be dealt with, and then, if the results were in any way difficult to account for, to go to the very best expert analyst to be found. He was no believer in amateur analyses in such cases.

With regard to the question of the rating of brickfields, he could only say that, having read the interesting Paper by Mr. Boyle, Q.C., on coal mines, he thought it would be well to apply to brickfields the principle there laid down—that each separate tenement must be rated in view of its particular circumstances and surroundings.

He had in his practice dealt with more than a thousand brick-works in Great Britain and abroad, and he must honestly say he had never found two quite similar in all respects. They might be in the same road, even, but the circumstances and conditions would not be found exactly the same in any two cases. His opinion was that the proper way to rate a brickfield was to take the outgoings and receipts, and ascertain what the actual letting value of the property would be, whether it was freehold or leasehold, or under any other tenure.

With regard to the depth of clay, Mr. Crouch had, very properly he thought, said that three feet would be the extreme minimum at which it would pay to work. With that he agreed, although in a great many cases,

particularly near London, the top soil for three or even four feet was all that was fit for brickmaking. And below this, in a great many cases, was gravel, and he thought it was of advantage to the property in such cases to remove the top stratum of brick-earth and then to build on the gravel. If it were necessary to go beyond that depth and to make a pit, he thought the land should not be built on at all unless the soil removed were replaced by something better than the refuse from the dust-bin.

Dealing with brickmaking in the neighbourhood of London, he thought Mr. Crouch had roughly put the details in a very fair way. For many years he had maintained that London would always be a city of brick, and he still thought so, for it was the most handy material he knew of. But at the same time he thought that brickmaking under the clamp system would before long have to be got rid of within the London radius, for whatever might be said in its favour, he thought it certain that it could not be carried on without at least some nuisance. The essential feature of clamp burning was to put a portion of the fuel in the brick—fuel consisting of dust-bin refuse containing all sorts of rubbish and filth—which nothing would get out but burning, and in the burning the nuisance was created. The smaller material was certainly sifted from the larger material, but the filth went through the screen the same as the ashes, and formed that portion which was put in the brick, the larger portion being called breeze and put in layers in the clamp, and it was in burning at what was called, by comparison, a low heat, that the objectionable fumes arose.

Then with regard to the depth, Mr. Crouch thought it would be of advantage for the owners to have a more

accurate knowledge of the depth, but it was generally to be supposed that the owners knew how to take care of themselves, and that the depth they gave was the maximum. A man wishing to let would say that he had got so many acres of splendid brick-earth, and that he had ascertained for a certain fact that it was 200 feet deep. What was the good of that? Speaking from experience, as having made some scores of millions of bricks, he said that at 30 feet depth all profitable working came to an end, and it was useless to go deeper. It might possibly pay in the case of earth producing bricks of very much better than the ordinary quality, but he had found 30 feet to be about the maximum depth to which it paid to go. One saw often, in the prospectus of a new company, a statement that the clay was, say, 200 feet in depth, which if cubed up would make so many millions of bricks, but that sort of statement did not commend itself to a practical man.

Again, there might be a deposit of most excellent clay of a fair depth, but if it were in an inaccessible place, or situate so that the cost of carriage was so great as to absorb all the profit, or if there were no market within a reasonable distance, then the clay, although of great value as clay or brick-earth, was of practically no value at all for development, and it would pay better to feed sheep on the grass over it. On the other hand there were very many cases where it would certainly pay owners of land to consider whether a portion of an estate could not be used for the purpose of brickmaking. It might help some owners out of many of their difficulties. He was very pleased indeed to find Mr. Crouch or any other gentleman (particularly a member of The Institution) giving some attention to this particular subject. It was not a very attractive

subject, and one of his greatest difficulties had always been to find anyone to either help him or oppose him, or indeed to enter into the matter at all.

He quite agreed that owners would often act wisely in appealing to someone who knew something about the subject. They often applied a sort of rule of thumb to the matter, and relied on a brick-machine maker, who represented his machine as being suitable for anything. Many people bought such machines under such representations, with the result that their plant was scrap-iron in three months. All classes of men seemed to think that brickmaking was a certain road to fortune. "It was so easy," they said. "One has only to dig the "stuff up and make it into the shape of a brick and burn "it, and there you are." Yes, and there they too often were!

He spoke with experience on this subject, for he had known of many cases where men had been persuaded to put capital into a concern from which they never derived any profit, where an outlay in capital of perhaps £20,000 or £30,000 was all wasted and one to ruin; whereas if they had spent £100 in the first place for expert advice as to whether the scheme was workable, they might have saved all their loss. But it was a fatal habit of investors to say nothing until the mischief had been done, and then to ask "Why did not you tell "me?"

He thought boring was an excellent test and better than trial holes, for he had known excellent trial holes which had been dug and filled in ready for him.

Then as to the valuation question, Mr. Crouch had rather confined himself to valuations from a freeholder's point of view, for the purpose of letting on lease. That was a very wide question. He very often had to confer

with solicitors as to the best way of drawing up a lease to provide for all possible contingences. But that was impossible, however long or comprehensive the lease might be, if people were not disposed to be honest one to another. Each case must be dealt with on its merits, and a hard and fast rule could not be applied to all cases, as no two were exactly alike. Again, on the subject of valuation: the question of the valuation of plant, in the case of a partnership or a sale, was a most difficult one. For instance, a man might say "here is a splendid machine, "which cost me, with what I paid for delivery and fixing, £500." Of course a valuer ought to be conversant with the cost of all tackle and tools and appliances, to form a proper judgment, but cost was not everything. The machine might have cost £500, but it might be worth hardly as many shillings. It might be totally useless for the particular material. In such a case, the valuer acting for the incoming tenant must take the machine at what he thought was its fair value between the two parties, considering the circumstances under which the valuation was made. On the other hand, another man might buy that machine at scrap-iron price, say, £25, and transfer it to another yard where it would be applicable and of the greatest possible value. The valuer would have no right to say, that because he had been told that the machine cost only £25, that this was all he would allow for it. The machine, bought for £500, might in one place be practically useless, but removed to another place it might possibly be worth its original cost. Therefore, one of the first things to consider was, whether the machinery and plant and tackle which one found upon the works was serviceable and suitable for that particular place. He was sorry to say that in his experience he had found that from 25 to 50 per cent. of the money

invested in plant was capital wasted—on what was practically of no use. Nine men out of ten had not the moral courage to abandon it when they found they were wrong, but went on trying to accomplish the impossible.

Speaking on the prices of bricks, the author thought brickmaking very good business, and so it was sometimes, but the prices of bricks varied a good deal. Referring to the London stock-brick market, many gentlemen present could corroborate him in saying that there were times when there was a perfect rush to get the bricks, when a row of carts would be waiting at each yard to take them at £2 a thousand, while at another time they would be perhaps 21*s.* or 22*s.* a thousand, and the maker would have a good deal of trouble to sell them even at that price.

Nuisance was another question which Mr. Crouch had touched upon, and it was certainly a difficult one. He knew of no distance prescribed by law beyond which a brickfield could not be a nuisance. He thought everyone was entitled to the reasonable and comfortable enjoyment of his property, and if a nuisance were created, it did not matter whether the distance was a yard or a mile, it could be stopped. There was he thought nothing like the nuisance arising from brickworks where the bricks were burnt in kilns as in the case of those burnt in clamps. He wished he could see how it could be prevented, but the fact was that the fuel was full of offensive matter and one could not get it out.

Mr. F. B. Buckland (Fellow), in seconding the vote of thanks said, that having been associated for many years, both with the letting of brick-earth and with the

manufacture of bricks, he trusted he might be allowed to make a few remarks on the interesting Paper which Mr. Crouch had read. Brickmaking, in itself, was not an industry which interested the public so much as it did professional men. He did not think that the brick-maker was a man who commended himself very much to the people generally. But brick-making was, in the truest sense, an art, while it was a very ancient and always important industry. The biblical references to bricks were very numerous, and would readily occur to all present. The Tower of Babel, the oppressive brick-making of Pharaoh, and the walls of Babylon were instances. The Romans were great brickmakers, as was shown by the remains of their buildings, and by some very fine specimens of Roman pottery and bricks which had been unearthed.

He thought it was almost within the last 250 years that bricks had been most largely brought into use in this country. It was after the great fire of London he believed: up to that time wooden framing, filled in with the lath and plaster was the material principally employed, and in some out of the way places one might even now find the "wattle and daub," which was in vogue in the days of old.

He did not wish to be adversely critical, but it struck him that some of the methods which Mr. Crouch had referred to were a little out of date. Steam, of course, had been in use in brickmaking for many years for many purposes, such as driving the pug mills and wash mills, and he happened, two or three weeks ago, to visit a brickfield where he found a dynamo ready for use. He had been told since of a brickmaker who had removed all the chains which formerly drove his

apparatus, and intended at once to adapt electricity to the purpose.

Reference was made by Mr. Crouch to the malm. Malm-earth, of which the best yellow bricks were made (including the rubbers and cutters), was generally found below the common brick-earth, two or three spits above the gravel. It was generally dug in to give the common bricks a better colour. If it was to be made into malm bricks the malm was washed with chalk. The malm gave a very much better skin to the common bricks, and a great many people judged very much by the skin of a brick when making a selection.

The general practice now-a-days was, that instead of the moulder following the brick-earth, the moulder's shed or stool was a permanent building, the backgrounds were made permanent, the burning grounds were permanent, and the wash mills were permanent, so that the earth alone was brought in trollies, perhaps from half a mile distant, to the wash mills and stools. That was an improvement which he thought had only within the last few years been brought into operation.

The moulding season, as Mr. Crouch had already stated, commenced in April, weather permitting, and the preparatory work of digging and soiling was carried on in the winter months, because the men could do no other work then, and most brickmakers liked to employ their men in the winter and secure their services for the summer. Some skill was required in allotting the quantity of ashes to the brick-earth, or otherwise the bricks would be either very hard or would turn out soft and half burnt, and would require to be put in the clamps again.

With regard to ashes, to which the last speaker had referred, the foreman of a brickfield should know where

the ashes are made which he has to use, for in, say, a west end parish where the best coal was used, considerably better ashes were made than from inferior coal in the east end. The ashes and refuse had, until recently, been sifted mostly on the canal wharves of London, but London was now anxious to rid itself of the ashes and dust at the earliest possible moment, and have it carted off at once into the country; although of course the country people objected to have all the rubbish of London brought to their parishes, for in its unsifted state this rubbish comprised all sorts of horrible things, which really should, for the prevention of nuisance, be burned in a destructor.

He thought it was necessary, in granting brickfield leases, to insert a clause prohibiting the lessee from using the land leased for any other purpose than as a brickfield or for agricultural purposes. It should not be allowed to be turned into a scavenger's yard, or used for depositing refuse, soft core, or other offensive matter not required for manuring the land. There should also be a clause indemnifying the freeholder from any injury accruing from the use of the land for brickmaking or otherwise.

He ought to mention the improved mode of setting bricks in clamps, which was now in vogue. Instead of their being piled, as they were a few years ago, in necks, so that the wind affected the burning of the bricks very considerably and formed openings between the necks, they were now set in such a way that the bricks supported one another, and prevented them from opening, so that there was not the loss occurring either in hard burning or in soft burning. He might mention that he had now in hand several leases of brick-earth, where the lessees were agreeing to pay down their royalty in one

fixed sum instead of in varying annual instalments. This would save the lessor a considerable amount of trouble in annually checking the moulders' books and other accounts.

Mr. G. WRAGGE (Visitor), said he had listened with very great interest to the Paper and to the remarks of the two previous speakers. He spoke on the subject in the light of an experience in brickmaking extending over about 25 years, in Kent, Essex, Bedfordshire and Middlesex, but he felt somewhat diffident in offering his views, because there were many surveyors present whom he had had the pleasure of meeting in business. He could hardly help smiling when Mr. Crouch was giving advice to the surveyors as to what they should do with regard to letting a brickfield, for his experience—his sometimes painful experience—was that all the surveyors in London whom he had met (very many of them eminent men) were perfectly able to take care of themselves and their clients, and he had listened in vain for the reader of the Paper to give some hints to the poor lessee or the poor unfortunate brickmaker about to take a brickfield. Perhaps at some future time Mr. Crouch would see his way to doing this.

Referring to what had been said with regard to ashes, he admitted that ashes were not a very savoury subject for discussion, but he would suggest to those who had brickfields to let, and who at the same time objected to the burning of bricks in clamps, that they should endeavour to find some way by which stock brickmaking in the London districts might be done without the aid of ashes. When such a system was discovered he was perfectly certain that the brickmaker

would be only too anxious to adopt it; but up to the present, in spite of their efforts and experiments, there had been no means found by which the London clay could be burnt into stock bricks without the use of ashes. Therefore he was afraid that the lessor, if he wanted to convert his brick-earth into a royalty, would have to put up with the necessary, if disagreeable, ashes.

With regard to malms, his firm were large makers of malms, and he might say that it was absolutely essential for a malm brick, which is a rubbing or cutting brick, to be washed. One could not make a malm brick out of unwashed clay. The best brick he knew of was the red rubber, made by Lawrence of Bracknell who washed the clay most carefully, and he thought the statement that malms were sometimes made of unwashed clay was hardly correct.

Referring, as a previous speaker had done, to ancient history, he would ask if anyone could explain how it was that the farther south one went in Europe, the smaller the bricks were in size, and the farther one went north, the larger they became. In London, the bricks were usually $2\frac{5}{8}$ thick, and he believed that in Edinburgh they were $3\frac{1}{8}$ or $3\frac{1}{2}$. He had never yet heard any explanation of this difference in size. He did not think it was owing to the men of the south—or at any rate the men of the southern counties of England—being in any way less capable workmen than the men of the north.

Judging from his own experience of 25 years, the ordinary "brickie" was a very respectable workman, who had, during the last few years, abandoned some of the objectionable habits of his predecessors, and, while having a very keen eye to his own interests, was a useful member of society.

The author of the Paper had made a comparison between the low cost of the sea carriage of bricks, with the cost of railway carriage, but in all his own experience he had never yet heard of bricks being sent to Sydney, for Australia itself was, to a certain extent, a brickmaking country. Bricks could now be sent from Peterborough to London at about 10*s.* a thousand. If bricks were taken to Sydney they were simply carried for the purpose of stiffening the ship by acting as ballast. If one went to Trinidad, for instance, there might be seen bricks which had come over as ballast. When the custom of shipping Portland cement in casks came to be generally adopted, it was found, of course, much more easy to handle than bricks, which were not, in consequence, so much used as ballast.

The remarks about the price of bricks had interested him very much, but he thought that the author of the Paper on "Brickmaking" in taking "Laxton" for his prices of bricks, was not on very sure ground. To say the prices of bricks were:—stocks 50*s.*, grizzles 45*s.*, and place 40*s.* was absurd; 10*s.* less all round would be nearer the mark.

With regard to the question of royalty, he understood from the author of the Paper, that 2*s.* 6*d.* was generally considered a reasonable royalty. Taking the fact which the author of the Paper mentioned, and which he would accept as correct for the sake of argument, that the cost of brickmaking was somewhere between £1 and £1 1*s.* per thousand, this meant that the landlord was to take a profit of practically 12½ per cent. He certainly thought that unfair.

He should have liked to hear something with regard to the different sort of bricks which were being made

and were coming into London at the present time, for although stocks formed a very large proportion of the bricks used during the last ten years, a new element had to be considered in the shape of machine bricks, and it would have been interesting to gather the opinion of surveyors, and architects, and engineers, as to the respective merits of, for instance, Fletton pressed bricks as against stock bricks, or the bricks now coming in from the Midlands. Of course the considerations affecting the manufacture of machine-made bricks were obviously different from those in the case of stock bricks.

He had noticed that the author of the Paper began by discussing clay; from clay he went to soil, from soil to malm, and from malm he came to loam. The author's ideas as to what materials were required for brick-making struck him as rather vague.

Mr. J. J. Robson (Visitor) said he thought the Paper might be divided into four parts—the first relating to the testing of clays and their analyses. This part was very useful and contained many valuable hints to surveyors and others dealing with brickfields. The second portion related to the manufacture of stocks, which was dealt with in a somewhat cursory manner, as was natural in what he did not suppose was intended to be a purely technical Paper. The third portion related to the clauses of a brick lease, and on this point he would condense his remarks into the observation that the rent and royalty depended entirely on the site, on the district, and on the facilities for working the field. The brickmaker would take all those into consideration in

forming his own conclusion as to the value of the field and the rent and royalty which he would be able to pay.

The author had spoken of the royalty as being generally paid at Michaelmas. He found it much more convenient to pay it at Christmas, as giving an opportunity for the moulders' books to be balanced up to the end of the season, which usually went beyond September.

The chief defect of the usual system of paying royalty on the moulders' books was that the brick-maker paid for the waste. He also paid for the bricks spoilt by the weather and taken back. He would suggest that this method was hardly fair to the brick-maker. He thought that in new leases royalties should be calculated on the basis of a minimum royalty for depressed times, with an increasing scale according to the price at which the bricks were sold. For instance, a shilling might be taken as the standing royalty on all bricks sold: if the price were over 25*s.*, 3*d.* extra; over 30*s.*, 6*d.* extra; over 35*s.*, 9*d.* extra. In that way the owner of the land would get his increased share in the enhanced price of the bricks, and the royalties, instead of being calculated on the moulders' books, would be paid on the brick ledgers, plus the bricks in stock at the time and minus the number in stock in the previous year. But this system was very seldom adopted.

With reference to digging below the specified depth, the lessees should always obtain a licence from the owner of the land before digging below that depth, thus guarding themselves from such a case as that which the author cited, where a claim was made for damages for digging below the agreed depth.

A great deal might be said upon the valuations of

brickfields. In reality very little was known on the subject, which involved many very complicated considerations. Repeated law suits had been reported, and the results had not been very edifying to either side.

Reverting to the question of royalty, he might state that, in his opinion, a royalty on a good field in the country should not exceed five per cent. on the average selling price of the bricks.

The prices of bricks which the author quoted from "Laxton" of course included the builder's profit, cartage to the job, &c., and consequently must not be taken as the present selling value of bricks.

With reference to the depth to which the earth might be profitably dug, he thought three feet very shallow, and he would never dream of taking a lease of land only workable to that depth. He should say the minimum should be at least four feet in order to pay for working.

Mr. CROUCH in reply said he must thank all present most sincerely and heartily for the very kind way in which they had received his Paper. With regard to the price of bricks, he thought if Mr. Wragge looked at his Paper he would find that he had only referred parenthetically to "Laxton's" list, and he did not suggest that the 50*s.* for stocks would be given at the yard.

As to the rates to Australia, there again he was only trying to show that the railway rates were prohibitive, and that water carriage was very much cheaper than the railway. The price he had given had actually been quoted to him by a shipbroker, so that he was quite safe in saying those rates obtained in Leadenhall Street.

He had only mentioned it as showing that bricks could be carried 8,000 miles by water at very much the same rate as it would cost to carry them 200 miles by rail.

The vote of thanks having been put and carried unanimously, the meeting then adjourned.

Paper 244.
No. 396.

THE WORKING OF THE LIGHT RAILWAYS ACT, 1896.

By F. J. SMITH (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, March 6th,* 1899.

Thos. M. Rickman (Vice-President) in the Chair.

In venturing to add another contribution to the *Transactions* on the subject of "Light Railways," I should premise that I propose to confine myself to the Act in connexion with the first light railway authorised by "Order" of the Commissioners, subsequently confirmed by the Board of Trade—I refer to the Basingstoke and Alton Line. I shall not attempt to deal with the Act or Order from the legal point of view, but only as affecting the practice of a surveyor.

Having been engaged in the settlement of claims on behalf of owners and occupiers of land throughout more than half of the district traversed by the light railway in question, I have seen the working and application of the new machinery, and have been able to some extent to estimate its capabilities.

Without reiterating matters dealt with in former Papers, it is necessary to refer to some of the most important sections of the Act on which the "Order" of the Light Railway Commissioners is based.

"Section 11. An Order under this Act may contain "provisions consistent with this Act for all or any of the "following purposes, viz.:—

"(A) The incorporation, subject to such exceptions "and variations as may be mentioned in the "Order, of all or any of the provisions of the "Clauses Acts as defined by this Act: Pro- "vided that where it appears to the Board of "Trade that variations of the Lands Clauses "Acts are required by the special circumstances "of the case, the Board of Trade shall make a "special report to Parliament on the subject; "and that nothing in this section shall authorise "any variation of the provisions of the Lands "Clauses Acts with respect to the purchase "and taking of land otherwise than by agree- "ment; and briefly

"(B) As to the application of enactments mentioned "in the Second Schedule of the Act regarding "the safety of the public;

"(C) Powers for constructing and working the rail- "way;

"(D) Giving any railway company power for carry- "ing Order into effect;

"(E) Constitution as a body corporate of a company "for the purpose of carrying out the objects of "the Order;

"(G) Authorising a council to advance or borrow "money for the purpose of the railway, and "limiting the amount to be so advanced or "borrowed, and regulating the terms on which "any money is to be advanced or borrowed;

"(H) The manner in which the profits are to be "divided, where an advance is made by a

" council to a light railway company as part
" of the share capital of the company;
" (I) The time within which the railway must be
" constructed;
" (J) Fixing the maximum rates and charges for
" traffic;
" (M) Other matters similar or ancillary to the
" objects of the Order, or expedient for carry-
" ing those objects into effect."

Any or all of these sub-sections may be incorporated in an Order where the case necessitates.

" Section 12. (1) The Clauses Acts, as defined by " this Act, and the enactments mentioned in the Second " Schedule of this Act shall not apply to a light railway " authorised under this Act, except so far as they are " incorporated or applied by the Order authorising the " railway.

" (2) Subject to the foregoing provisions of this " Act, and to any special provisions contained in the " Order authorising the railway, the general enactments " relating to railways shall apply to a light railway " under this Act in like manner as they apply to any " other railway . . . . the light railway company shall " be deemed a railway company . . . . and the Order a " special Act:

" Provided that a light railway shall not be deemed ' a railway within the meaning of the Railway Pasengers " Duty Act, 1842; and that no duties shall be levied in " respect of passengers conveyed on a light railway.

" Section 13 (1) Where any Order under this Act " incorporates the Lands Clauses Acts, any matter which " under those Acts may be determined by the verdict of " a jury, by arbitration or by two justices, shall, for the " purpose of the Order, be referred to and determined

"by a single arbitrator appointed by the parties, or if "the parties do not concur in the appointment of a "single arbitrator, then by the Board of Trade; and the "provisions of the Act shall apply, with respect to the "determination of any such matter, in lieu of those of "the Lands Clauses Acts relating thereto. Provided "that in determining the amount of compensation the "arbitrator shall have regard to the extent to which "the remaining and contiguous lands and hereditaments "belonging to the same proprietor may be benefited by "the proposed light railway.

"(3) The Arbitration Act, 1889, shall apply to any "arbitration under this section."

These three sections are of special importance, inasmuch as they are the foundation on which a Light Railway Order may be drafted.

Section 11 defines what shall or may be incorporated in an Order.

Section 12, Sub-section (1), together with the Second Schedule referred to in this section, names the Clauses Acts which are *not* applicable to a light railway *unless they be specially* incorporated in an Order; * while Sub-section (2) stipulates that the general enactments relating to railways shall be applicable to a light railway in like manner as they apply to an ordinary railway: subject however, to the incorporation of any matter relating to the Clauses Acts, or any special provisions contained in the Order authorising the light railway.

Section 13 directs the mode of procedure on going to arbitration on the value of land taken and compensation, subject to such matters, Acts, or parts of Acts, as

* The Clauses Acts as defined by the Act are: the Lands Clauses Acts, the Railways Clauses Consolidation Act, 1845, the Railway Clauses Act, 1863, and the Companies Clauses Acts, 1845 to 1889.

may be detailed and incorporated in an Order under the two preceding Sections 11 and 12.

It should be observed that Section 11, Sub-section (A), while defining the Clauses Acts which may be incorporated in an Order, specially provides that "no variation "of the provisions of the Lands Clauses Acts with respect "to the purchase and taking of lands (otherwise than by "agreement)" shall be made in any Order. The provisions referred to are Sections 16 to 68 of the Lands Clauses Consolidation Act, 1845. These sections must be incorporated in an Order for a light railway.

Section 13, Sub-sections (1) and (3), are of paramount importance, and should have more than a passing consideration.

The effect is to change the procedure of arbitrations on acquiring lands for a light railway and in assessing compensation.

It has been stated that an Order must incorporate Sections 16 to 68 of the Lands Clauses Consolidation Act, 1845.

The ordinary method of proceeding to arbitration under those sections is not to be adopted under the Light Railways Act; but, in lieu thereof, all arbitrations are to be conducted under the Arbitration Act, 1889 (52 & 53 Vict., c. 49), with this exception, that if the parties do not concur in the appointment of a single arbitrator the Board of Trade shall make the appointment.

This simplifies the mode of procedure and decreases the expense; but there is apparently an element of difficulty in the parties agreeing on a single arbitrator as foreshadowed by the saving provision of the Board of Trade.

It is probable that occasions will arise when owners

may prefer the nomination as arbitrator of a local surveyor, whose knowledge of the country through which a projected light railway will pass would be advantageous, or they may desire some well-known expert as arbitrator. On the other hand the promoters of a light railway may have an equal preference for an arbitrator with less local knowledge or influence, and may even prefer the nominee of the Board of Trade to any other, with the ultimate result that the Board of Trade will have to appoint the arbitrator.

To avoid such a contingency, I may perhaps be permitted to mention the course I have taken. The names of three surveyors were suggested—not necessarily local men—persons of repute; and, where possible, Fellows of The Surveyors' Institution, with a request that the promoters select one of them as the arbitrator.

As to the provision that the arbitrator shall have regard to the extent to which the remaining and contiguous lands and hereditaments belonging to the same proprietor may be benefited by the proposed light railway, much may be said on the many important questions which will have to be dealt with. This touches the principle of betterment. The determination of any benefit which may arise is left entirely to the discretion of the arbitrator. He may allow as little or as much as he pleases; and without any definite guidance or precedent, the arbitrator appears to be placed in a peculiarly onerous and difficult position. He is by law directed to do that which is for the most part practically impossible. He "*shall* have regard to "the *extent*" of any improvements or benefit which may accrue to the adjacent lands by reason of the light railway; presumably *on* and *after* its construction. And

the extent of such benefit must be conjecturally estimated *at the time* of determining the amount of compensation.

The motive for inserting this provision in the Act is not so evident as the principle involved; but apparently it was made part of the section with a view to meeting the customary addition of 10 per cent. (or more) for compulsory sale.

When the Bill was before the Standing Committee on Trade a provision was inserted to the effect that, in determining the amount of compensation, no additional allowance was to be made in this respect. The provision was, however, eliminated when the Bill reached the Report Stage of the House of Commons, with the result that the ordinary method of arriving at the value of the land taken will be adopted; to which may be added the usual allowance for compulsory sale, leaving it to the discretion of the arbitrator to consider a sum arising out of the improved value (if any), and to decide whether it be due immediately on, or subsequent to, the construction of the light railway as a prospective valuation.

If this be the proper construction of this section and provision, of which there can be little doubt, it is clear the object is to place every case of compensation and of betterment on its merits, doubtless in anticipation of cases where the principle of betterment cannot be applied nor any improved value possibly accrue from the construction of a light railway; for example, where the property is already served by an existing railway, or where stations, sidings, and other accommodation works are not required. It is conceivable that a light railway *may* either immediately or ultimately improve the value of adjoining property to a greater or less extent, and under conditions precedent affecting the character of the

property through which the railway will pass, and its general adaptability for improvement or development on the completion of a light railway.

I will disregard property bearing no improved value, and divide that which may be improved into two sections: first, property which may derive some immediate benefit *on* the construction of a light railway; and, secondly, property which may be ultimately improved *after* the construction of a light railway; or, more concisely, immediate and deferred beneficial value.

Immediate Beneficial Value.

Under this head I will place residential properties and purely agricultural estates having no special adaptability for improvement or development other than for residential and agricultural purposes. Any benefit likely to be felt and appreciated will be due entirely to facilities for goods and passenger traffic given by the promoting company, and any value accruing therefrom must be evidenced by a saving in the working expenses of the property, improved rental, and personal convenience.

It may be fairly assumed that where light railways are constructed they will be of no great length, and will not therefore open up any large tracts of country such as ordinary railways have hitherto done.

Section 9, Sub-section (3), of the Act conveys an impression that the Board of Trade will not confirm any Order for a light railway where the undertaking is of such magnitude that it should be submitted to Parliament in the ordinary way. Consequently, agricultural estates situate within, say, five or even seven miles from existing railway stations, will hardly appreciate any saving in horses or expenses. Farms may let more

readily; but it is a question whether they will command a higher rent under a declining agriculture, as is apparent from the number of farms let at the present time at greatly reduced rents, and situate at short distances from railway stations. As regards personal convenience much will depend upon the service of trains.

It may be urged that a light railway will provide means of transit for agricultural produce, feeding stuffs, and manures, and thus enhance the value of contiguous lands; but unless that value can be made to augment the rental the improvement will be altogether illusory to an owner.

It will be assumed that corn farms may be profitably converted into dairy farms, subject, of course, to the land being laid down to grass, and suitable buildings, fences, and water provided by the owner. But this involves an outlay which at three per cent. would give a sum exceeding any benefit derivable from a light railway as improved rental.

There is a general agreement of opinion among Members of The Institution, supported by railway managers and others, that light railways will not raise the fallen fortunes of the agricultural tenant to any appreciable extent; and, if not, the logical conclusion is that owners of agricultural estates will not be very much benefited in consequence.

In this connexion I again refer to Section 11, Subsection (J), of the Act, with regard to "fixing the "maximum rates and charges for traffic," and also quote from the confirmed Order authorising the construction of the Basingstoke and Alton Light Railway, the first of its kind authorised by the Light Railway Commissioners.

*Tolls, &c.**

Section 27. "For the purpose of demanding and "receiving tolls, fares, rates, and charges, and for the "purposes of the enactments regulating the receiving, "forwarding, and delivering of traffic, the railway shall "be deemed part of the company's main line of rail-"way," *i.e.*, the London and South Western Railway.

Whether this section of the Order complies with the "Light Railways Act" I am not prepared to say; but it will be difficult for any arbitrator to consider the extent of any immediate benefit an owner may derive *from the line*, unless the rates be given in the form of a Schedule applicable to the line. Further, it is a possible contingency not to be lost sight of that, in the event of a light railway not being profitable, the rates and charges for traffic may be increased to the maximum rates authorised by the Order, and this increase made subsequent to the award of the arbitrator. Moreover, an arbitrator can scarcely determine with any degree of accuracy the extent to which any immediate beneficial value may accrue unless it be stated what is the number of goods and passenger trains it is proposed to run; and what is of more importance, the time and train connections with the main line trains of their own or any existing railway company.

Considerations such as these are left open for the arbitrator, and under these conditions the difficulty will be to arrive at such a definite sum as shall truly represent the improved value (possible and prospective) at the time of determining the amount of disputed compensation.

* Order of the Light Railway Commissioners, Basingstoke and Alton Light Railway (confirmed by the Board of Trade, 9th December, 1897).

Deferred Beneficial Value.

Any future betterment due to the construction of a light railway can only apply to lands which can be developed for building purposes, or for the working of mines and quarries, or for any other such purpose, and where, by *special arrangement*, the promoters provide stations, sidings, or other accommodation works, such as may be exclusively used for the benefit of the property for which they are intended.

The subject of ultimate enhanced value of agricultural or residential estates may also come under this head, provided such estates are *not* already served by a railway with station accommodation, within five miles, and it can be proved that the station or works of the light railway will effect a permanent increase in the value of the land.

It will be observed that some stress is laid on the fact that the arbitrator must consider betterment *at the time* of determining the amount of compensation. The consideration of any beneficial result arising from a light railway cannot be postponed until the effect of the improvement can be appreciated and measured by results. An arbitrator, therefore, has no alternative but to determine immediately that which can only be realised in the future; and, inasmuch as any ultimate benefit can only be hypothetical, and in most cases remote, I am decidedly of opinion that it cannot be taken into account when determining the amount of compensation.

There is a third matter which may be profitably considered with the subject of betterment, and which is relevant for discussion in this connexion. An arbitrator will, doubtless, be called upon by owners (whose claims

for compensation are met by counter-claims for any accruing benefit) to have regard to the primary objects of the promoters for constructing a light railway, whether they be existing railway companies, county, borough, or district councils, individuals, corporations, or companies, severally or jointly concerned.

It is obvious that an existing railway company may construct a light railway for purposes of connecting their branch with main lines, and for relieving congested traffic on such lines, or for the extension of an existing or new ordinary railway made contemporaneously with their light railway, or for the purpose of opening up new country mainly for the benefit of the company.

Was it ever contemplated that the great railway companies would avail themselves of the Act by procuring an inexpensive "Order" for purposes referred to, and then institute claims for betterment?

Again, local authorities, corporations, or companies other than ordinary railway companies, may construct light railways for which grants of land and other facilities have been given by persons locally interested in the construction of a light railway.

Any such proposed railway coming before the Light Railway Commissioners at the time of an application for an Order, may not be wholly opposed by the respective owners of the land. Some owners may tacitly approve of its construction by their significant neutrality, while others will agree under modified conditions, consistent with a variety of circumstances differing with each class of property taken by the railway. An arbitrator may, therefore, have to consider, first, the objects of a promoting company (being an existing railway company) in constructing a light railway for the purposes referred to, secondly, the observance of similar condi-

tions, and whether local authorities and others have received free grants of land and other facilities for the construction of their light railway: thirdly, whether in such cases and under such circumstances an arbitrator will be justified in regarding the "extent to which the "remaining and contiguous lands and hereditaments "belonging to the same proprietor may be benefited by "the proposed light railway," with a view to assessing for betterment.

The "Extent" of Beneficial Value.

With all deference to the judgment of others I submit that an existing railway company constructing a light railway for the purpose of joining a branch with main lines, for the relief of congested traffic, or for extensions, or other purposes necessary to its own interests and convenience, is not necessarily entitled to any consideration for betterment above the amount (if any) added for compulsory sale of the land taken. This, I think, is the intention of the Act, and is the extent to which any public improvement has hitherto gone, with the exception of some few isolated cases which form no precedent for light railways.

Practically the same remarks apply to light railways constructed by local authorities and others, under Sections 2 and 3 of the Act, where it can be shown that owners have given free grants of land (or otherwise facilitated the construction of a light railway) to an extent that would counterbalance any question of betterment. In such cases to give any substantial consideration for betterment would be to impose on the good nature of owners who gave their land.

There are some persons who hold very extreme views

in regard to the extent of beneficial value, or betterment of agricultural estates, and who point to great advantages and improvements derived from ordinary railways constructed many years ago, and assume that light railways will have the same effect. They contend that where an owner is entitled to compensation for damage by reason of severance or injuriously affecting, the accruing benefit derived from the railway should be taken as an equivalent against such damage, and that the value of the land only should be taken into account. I cannot construe Section 13 of the Act in this way.

The improvements following the construction of ordinary railways have been a gradual process covering a period of many years, enhanced and extended by expenditure of large sums made in more prosperous days of agriculture, probably under "protection" and the good years following the advent of "free trade." It is needless to ask, "What is the present condition of agriculture?" In those times the system of "preferential rates" (defensible though it may possibly be) was either unheard of, or did not affect British agriculture as it does now.

A suggestion by a promoting company, made previous to the confirmation of an "Order," to the effect that betterment shall out-set damage by reason of severance and injuriously affecting, will be to court the opposition of owners who are not personally interested in the light railway, and to defer the matter will probably result in arbitration, therefore owners should, if possible, have the betterment question settled before the Order is granted, and so avoid disputes.

I may be reminded that in the event of owners making free grants of land the same may be taken as an equivalent value to any succeeding betterment to which the promoters may feel entitled, but in the

absence of any agreement to this effect, or stipulation in the "Order," the application of betterment will remain in force under the Act, subject to the decision of an arbitrator.

Moreover, owners who give land may also be subject to an improvement rate on their remaining and contiguous land for the purpose of contributing to the expenses in obtaining an Order and in providing for interest and repayment of any loans or advances made by the Treasury for constructing a light railway.

But, apart from agricultural lands, there may be exceptions proving the rule. Hence the wisdom of placing every case of compensation and of betterment on its merits; inasmuch as it is probable light railways will be constructed in certain parts of England and Scotland, where improvements may be effected and betterment justly applicable, to a greater or less extent depending on the class of improvement and the conditions under which the railway is made. The improvements must in such cases be manifest, and have a direct and permanent influence on the "increased value " of the land."

I cannot, however, admit the justice of imposing any improvement charge exclusively on owners who claim compensation, while others having no claim, but who may be equally benefited, are not called upon to contribute a share in the cost of the railway.

The following principles are deducible:

(1) The basis of compensation is the value of the land taken, and the loss by depreciation, severance, and injuriously affecting any land held therewith; and as all damage must be assessed with, and at the same time as the value of the land (*vide* Section 68 Lands Clauses Act); so also must any question of betterment or im-

proved value under Section 13 of the Light Railways Act (which incorporates Section 68 of the Lands Clauses Act) be assessed at the same time as the value of and compensation for land taken.

(2) As both value and compensation must be based on the present value of the land to the owner (and any compensation assessed at the time of taking such land) *and not* on the value it may have after being acquired by the promoters, so too must any visible betterment or immediate beneficial value be assessed, and settled, at the time of taking the land, *and not* on a basis of ultimate effect, or benefit to contiguous lands held by the same owner,

I will now pass under review the ways and means adopted by the Act for the construction of light railways, in providing the necessary capital and the repayment of loans and advances; after which I propose to submit a comparative statement of the difference between railways constructed under the various methods laid down by the Act, and their effect upon property and owners.

Construction of Railways.

Applications for Orders authorising light railways may be made by—

"1. The council of any county, borough, or district "through any part of which proposed railway is to "pass;

"2. Any individual, corporation, or company;

"3. Jointly by any such councils, individuals, cor- "porations, or companies."

In passing it may be noted that an Order authorising the construction of a light railway is an absolute necessity

under one or other of these divisions, which differ, however, in the constitution of the parties applying for an Order and in the details necessary for the same. Special powers may be given by an Order authorising county borough or district councils to undertake of themselves the construction and working of a light railway within their own area; or jointly with the council of an outside area.

Such councils may also join any person or body of persons for a similar object, and any other matter incidental to the construction and working of a light railway. Provisions are made to the effect that an Order authorising the construction or working of a light railway by a council shall not be made except in pursuance of a special resolution passed after the manner directed by the First Schedule to the Act; and a council shall not construct, work, or contract for the construction or working of a light railway (wholly or partly outside their area) except jointly with the council of the outside area; unless it can be proved, to the satisfaction of the Board of Trade, that such construction and working is necessary, and expedient in the interests of the area of the council desirous of so constructing and working a light railway outside their area.

It should be observed that no such provisions are made, nor special powers given, in the case of individuals, corporations, or companies for constructing or working light railways, unless joined by local councils.

Provision of Capital.

If authorised by an Order under the Act, the council of any county, borough, or district may itself provide

the necessary capital; or advance to a "light railway "company," either by way of loan, or as part of the share capital of the company, or partly in one way and partly in the other, any amount authorised by the Order, or join any other council, or any person, or body of persons, in providing capital; with provisions that a council shall not advance money to a light railway company, except in pursuance of a special resolution referred to in the First Schedule of the Act; and, similarly, with regard to advancing money for the purpose of a light railway outside their area, except under conditions previously stated.

The council of any county, borough, or district having authority under an Order to expend money on a light railway, may raise such money required:—

(A) For capital expenditure, by borrowing in manner authorised by the Order; and

(B) For other than capital expenditure, as on account of expenses of an application under the Act.

Advances by Treasury.

Where the council of any county, borough, or district advances any sum to a "light railway company," the Treasury may also advance to the company by lending them any sum not exceeding one-fourth of the amount required for the purpose of the light railway. Provided that the Treasury shall not advance money unless at least one-half of the total amount required be provided by share capital; of which at least one-half shall be subscribed and paid by persons other than local authorities.

Special Advances made by the Treasury.

Special advances may be made by the Treasury, where it is certified by the Board of Agriculture that, in making any light railway under the Act, it would *benefit agriculture* in any district; or where certified by the Board of Trade that, any such railway is a necessary means of communication between a fishing harbour, village, or market; or is necessary for the development or maintenance of some definite industry, subject to exceptional circumstances of the district, and to limitations as to the amount so advanced under provisions:

(A) That no special advance shall be made, unless the Treasury be satisfied that landowners, local authorities, and other persons locally interested, have, by free grant of land or otherwise, given all reasonable assistance and facilities in their power for constructing the railway; and

(B) A special advance is not to exceed one-half of the total amount required for the construction of the railway, and under rules made by the Treasury; and

(C) When the Treasury agrees to make any such special advance as a free grant, the Order authorising the railway may make provisions that the railway shall not be assessed to any rates at a rateable value higher than the land was rated previous to the construction of the railway.

A special advance may be a free grant or a loan, or in part a free grant and a loan. Any free grant or loan for a special advance shall be made on such conditions, and at such rate of interest as the Treasury directs. Any special advance by the Treasury is also conditional on their being satisfied that an existing railway company

will construct, and properly work the light railway as part of their system.

Financial aid by the Treasury is not made unless local councils advance money to a light railway company; and "special advances" by the Treasury will not be made except for specific purposes, such as may be certified by the Boards of Agriculture or of Trade, and then only under exceptional circumstances and conditions.

Free Grant of Land, or Money Contribution.

An owner may convey land for a light railway, if sanctioned by the Board of Agriculture under Section 19 of the Act, either without payment of purchase money or compensation, or at a price less than the real value; or may convey it free from all incumbrances thereon.

Concerning a landowner within the meaning of the Improvement of Land Act, 1864, who contributes money for a railway, the amount so contributed may (with the sanction of the Board of Agriculture under this section) be charged on the land of the landowner improved in the same manner as a charge under that Act.

The Board of Agriculture shall not give their sanction under this section, unless they be satisfied the railway for which land is conveyed, or money contributed, *will effect a permanent increase* in the value of the land, held by the same owner, *exceeding*, in the case of a conveyance, the real value of the land conveyed, or the difference between the value and the price as the case may be, and in the case of a contribution of money, the amount contributed.

Repayments of Loans and Advances.

An Order authorising any council to borrow for a light railway shall contain provisions for the replacement of the money borrowed, either by means of a sinking fund, or otherwise. Any profits made by a council in respect of a light railway are to be applied in aid of the rate out of which the expenses of the council in respect of the light railway are payable. Where a rate is levied for meeting any expenditure, the demand note shall state the proportion of the rate for that particular expenditure.

Now we will institute a comparison between light railways constructed by

(1) Existing railway companies, or by an individual corporation, or company, unaided by county councils or otherwise; and

(2) By the council of any county borough or district, either by themselves, or jointly with any other council, light railway company, person, or body of persons, with or without the assistance of loans or advances by the Treasury.

In the first case, power is given to existing or new companies to construct light railways and the necessary works authorised by an Order, the cost of which, and of future working, shall be defrayed by the capital of the promoting company, absolutely.

With regard to compulsory purchase of the land taken by the light railway; the value of the land and compensation must be paid out of the capital of the company, who (in turn) may apply the principle of betterment under conditions before referred to.

It will, doubtless, be readily admitted that light

railways will pass through "districts" where owners are more or less affected; and further, that such railways while passing through or severing the estates of owners along the line, may have stations thereon made expressly for the purpose of serving districts, parishes, villages, or even towns outside the boundaries of those estates, and not therefore lands contiguous to those crossed by the railway within the meaning of the Act; and amongst other purposes recited (page 6), the light railway may be constructed with a view of joining two towns, isolated or otherwise, by the nearest route; at a considerable saving of expense to, and for the convenience of the inhabitants of those towns.

An owner entitled to compensation for land taken by a light railway (with or without the privilege of a station, or siding accommodation for himself and the public outside the boundary of his own property), has also the unique, but questionable privilege of contributing to the cost of constructing the railway, by way of deduction or rebate for any betterment of that owner's property; whereas, the general public served by the line including the termini are not called upon to contribute a shilling. The Act, while it adopts the principle of betterment, such betterment can only be applied in cases where compensation is payable to an owner, and where such owner has any remaining and contiguous lands that may be benefited by the proposed light railway.

My second comparative view is the consideration of similar powers given under the Act to county councils and others as detailed above.

Referring back to the subject of the "repayment of loans and advances" previously adverted to, it will be observed that (in the event of a council constructing a light railway, or making an advance to a light railway

company by way of loan), provision is made for the repayment of any capital expenditure out of rates levied for that purpose, after the manner provided by the Order authorising the railway. Therefore any rate levied to provide for the repayment of cost of construction and the working of a light railway, will affect the whole of the *ratepayers* of the district or county through which the railway will pass (aided though it be by any profits made in respect of such railway); and the majority of such ratepayers will probably be the agricultural community who are least able to bear additional rating for public improvements.

Under the present system of rating agricultural lands, additional rating may be compatible with any "improvement" in transit resulting from the construction of a railway, if it can be shown that such will benefit agriculture; but, under the aforesaid conditions, increased rates payable by an occupier will scarcely enhance the letting value of the land. Therefore, to impose a further charge on an owner for the betterment of his contiguous lands, and at the same time require him to pay rates in aid of the railway, on the assessment of his residence and the land held therewith, would be equivalent to requiring of him a double contribution; first towards the construction, and subsequently in respect to current expenses.

Further, in the event of an owner making a free grant of land, or otherwise facilitating the construction of the railway, any question of rating or improvement should be taken into consideration as an equivalent (not to say graduated) basis as between owners whose property is served by the railway and owners of property adjacent thereto and not so affected, but which may be equally improved.

I am not unmindful of the fact that, under Section 5, no light railway can be assessed to any local rate, at a higher rateable value than the land was rated at previous to the construction of the light railway during a period of not exceeding ten years. But it must be borne in mind that this section only applies in the case of the Treasury agreeing to make a *special advance* under specific conditions.

I have endeavoured to demonstrate the difference between two methods of construction and the comparative effect of each on owners and ratepayers respectively ; and to show that the two are not coincident in working nor in result.

Any scheme under the Act promoted by a county council must be of very complex character, and have effect on questions of parochial or county rating. A public improvement of this kind, based on borrowing and repayment by rates, would probably be met by most strenuous opposition on the part of ratepayers in general, and agriculturists in particular ; and if that be so, very few light railways will be constructed under the auspices of county councils.

But should a county council be successful in an application for an Order for a light railway, surveyors and arbitrators will find it difficult, if not impossible, to adjust matters of compensation and beneficial value under the Act, in the absence of any instruction contained in the Order.

To obviate or mitigate some of the difficulties which will arise in this connection with respect to rating by authority of county councils, I would suggest that where power is given by Parliament to apply the principle of betterment to any property likely to be enhanced in value by reason of a public improvement,

and where the owners of contiguous property, or owners of property in any district to be served by the railway, are to contribute to the cost of the railway or the improvement, a preliminary assessment of each property for rate-in-aid purposes should be made some time previous to the construction of the light railway. If it be not deemed satisfactory any ratepayer should be at liberty to apply to the Local Government Board not sooner than three nor later than five years after the railway is opened for traffic, in order that the Board may appoint an arbitrator to make an ultimate assessment of the improvement, and such property should be rated accordingly. This would afford adequate means of ascertaining any beneficial value by results.

The "preliminary assessment" suggested should form the basis of rating for the first three years; no rate to be made payable until the railway be opened for traffic; and on the railway paying 3 per cent. net, the rates to graduate or cease. Obviously a system of rating a district can only be equitable where the traffic arises in the district so rated, and not where the traffic, or most of it, passes through the district rated.

The Order of the Light Railway Commissioners.

It is incumbent on the promoters to prepare and submit to the Light Railway Commissioners a draft Order for construction in the months of May and November.

The essential details required for such Order do not come within the province of this Paper; but I would point out one or two salient features which have come under my observation. Copies of the draft Order as submitted must also be lodged with the Clerk of the

Council of every county, borough, district, or parish through which the proposed light railway will pass, together with plans and maps delineating the railway, and an estimate of the cost of the line, including acquisition of the land. These are to be open for inspection within stipulated hours.

Notices of intended applications for an Order must be served, in the months of April and October, on all owners, and lessees, and occupiers of lands intended to be taken, or within the limits of deviation; and, with the notice, an inquiry whether owners and others assent to, or dissent from, their land being taken, and the nature of objections.

All parties interested have therefore time and opportunity for making themselves acquainted with every detail of the draft Order relating to the proposed light railway.

The draft Order is examined to ascertain if the project be of special interest to owners and occupiers, who, with surveyors or agents, are considering what effect the proposed railway will have on their property according to the terms of the Order, and whether they should support or object to the railway.

Thus prepared, they attend before the Light Railway Commissioners, at the public local inquiry held to hear the promoters in support of their proposed railway, and those in opposition thereto.

In the event of the Commissioners granting the Order they are to settle such Order by revision, and add, if necessary, any provisions consistent with the Act. It is then accepted as the Provisional Order of the Light Railway Commissioners. The Provisional Order is in due time submitted to the Board of Trade, by whom it may be further modified and revised.

The next step is for the Board of Trade to give public notice of the Order in such manner as they think fit. Such notice will state that any objections to the confirmation of the Order must be lodged with them by a given date, After consideration of any objections in the manner set out, the Order may be confirmed by the Board of Trade. The Order will then be equal in effect to a special Act of Parliament.

These are, briefly stated, the stages of procedure for acquiring power to construct a light railway; and at each successive step parties interested, including their surveyors, will act both wisely and well if they make themselves acquainted with every detail of the three forms of "Draft," "Provisional," and "Confirmed" Order, for they may be found to differ very materially in their context and construction.

Time and space forbid any reference in detail to the Basingstoke and Alton Light Railway Order. In a previous part of this Paper it is, however, stated that "power is given to existing or new companies to con-"struct light railways and necessary works as may be "authorised by an Order."

Under the head of "Works" in the Order referred to, it is provided that the company may enter into agreements with owners and others for sidings and accommodation works for the benefit of such owners and others.

This is clearly of a permissive character, and accompanying the agreements certain "arrangements" may be effected pertaining to betterment in an equitable form, for a monetary consideration.

With regard to the "Provisions as to working," these are imperative on the company, as being the *conditions* under which the Order was granted and confirmed.

"The Company *shall* provide at least three fixed "stations or stopping places on the railway &c.," such stations are fixed at places most accessible for goods and passenger traffic They are not only for the convenience of the inhabitants of the respective places or villages exclusively, nor merely to satisfy the requirements of the owners in particular, but manifestly with a view of serving adjoining parishes, the convenience of the public generally, and with the commendable object of benefiting the railway, which is an undertaking for gain, and not necessarily a public improvement.

Are not these matters for consideration by surveyors and arbitrators when settling claims for compensation and betterment?

Any adverse criticism on the revision or general compilation of the Order authorising the construction of the Basingstoke and Alton Light Railway would be inopportune and without justification.

Those whose duty it was to attend before the Light Railway Commissioners at the time the Order was granted, and who had the Orders under consideration, as they appeared in the three stages of "Draft," "Provisional," and "Confirmed," with the modifications and elaborations referred to, will bear no grudging testimony to the assiduous care and attention the Commissioners bestowed in framing this Order (so valuable for practical use and reference), which, in my humble judgment, leaves nothing to be desired. The Commissioners have fully justified their appointments. Their services are evidenced by good results; and these will be fully exemplified by putting on record the number of railways at present considered under the Act.

The Basingstoke and Alton Light Railway.

A brief description, with a statement of the estimated cost, may be useful and interesting.

Leaving Basingstoke at its junction with the London and South Western Railway, the light railway makes a wide detour of this improving town and market centre to the village of Cliddesden, where the Order provides for a station. Some intermediate land has a building value in times more or less remote; but this will, doubtless, be covered eventually, for it has a plentiful water supply, and works within a short distance.

The land in the vicinity of Cliddesden Station is for the most part agricultural; but inasmuch as owners considered it has a building value (possibly augmented by the railway and station), the promoters sought to apply "betterment" as a set-off. The line proceeds from Cliddesden by a more or less circuitous route (avoiding steep gradients) through the parishes of Cliddesden and Winslade to Herriard, the highest point of the line. The village of Herriard will be provided with a station on a site fixed by the Company, and conveniently situated near the cross roads which lead to the adjoining parishes that are also to be served by this station.

On leaving Herriard Station the line deviates from a direct course across a plain for about a mile. Proceeding down a gradual slope to the market town of Alton, the line follows the contour of the valley as nearly as possible the whole way. It thus avoids cuttings and embankments; thereby saving engineering expenses, but considerably increasing the amount due

in compensation for severance and interests injuriously affected. The Order provides that there shall be another station to serve the villages of Lasham and Bentworth. Land within the parish of Lasham is severed by the railway, and the owner thereof is entitled to compensation. Under the Act the Company is entitled to a sum representing the betterment (if any) of the "remaining and contiguous lands belonging to the same "proprietor."

Bentworth (although within a short distance from the station) is not so situated, nor similary affected so far as betterment (within the meaning of the Act) is concerned. But as regards facilities for convenience and the beneficial interests of its parishioners, of whom many are residential, this station (for whose consideration it was mainly provided) is much more advantageous than to the people or owner of Lasham.

Lasham Parish, has an area of 1,797 acres; rateable value £812; population 169. Bentworth Parish has an area of 3,763 acres; rateable value £2,864; population 604; Lasham and Bentworth Station will also serve the village of Shalden situate about a mile distant. It is noteworthy that neither owners nor ratepayers of Bentworth and Shalden will contribute a share of the cost of constructing the railway by way of betterment, or otherwise; an illustration which emphasises the facts referred to.

No other station, nor accommodation siding, is provided along the line. The mere suggestion of a siding is sufficient to raise the bogey of betterment. It is understood that the railway will be worked as a single line, but sufficient land has been taken for a double line throughout the entire length, and will doubtless be worked as such in the course of time.

The extent of the land taken for the respective stations is:—

	A.	R.	P.	
Cliddesden	1.	0.	16	Including
Herriard	4.	0.	38	permanent
Lasham and Bentworth	4.	1.	31	way.

This is an unusually large area for the requirements of *ordinary* railway stations in a country district.

A *light railway*, surely, does not need four acres of land for stations, as the above named, where the Order stipulates that "the company is under no obligation to "provide shelter or convenience at any station or "stopping place."

It should be mentioned that, practically, the whole of the land traversed by the railway, is, with few exceptions, purely agricultural.

The light railway terminates in its junction with the South Western Railway Company's branch line at Alton (Southampton, Winchester, and Farnham line); and, on the completion of the Meon Valley Railway now in course of construction, there will be a through communication from Basingstoke to Portsmouth, viâ Alton and Fareham. It is generally understood and expected that these railways will relieve the ever-increasing traffic from Southampton Docks.

The Future of Light Railways.

This is almost a case of "prophesying without knowing" which is proverbially dangerous; but if the signs of the times fairly indicate probabilities, we may at least look for a considerable number of light railways in the course of the next few years. Their financial success, however, depends entirely upon the purposes for which

they may be constructed, and on their mode of construction, management, working with existing railways, facilities for public use, and general convenience. All legal costs for acquiring powers to construct should be simple and inexpensive, and disbursed by the State where light railways are constructed for the public benefit. Free grants in aid, might also be made by the State to local councils; who, alone, or jointly with private companies, may construct light railways, where it can be shown that such railway is a public boon, and will be beneficial to agriculture, or any definite industry included in the Act.

The promoting company would meet a pressing need if they provided suitable trucks for carrying producers, loaded vans or wagons over the rails, without breaking bulk; and also receive for transit, at their stations or stopping places, small parcels and goods, at fixed times, and at graduated rates of charges. In this manner whole truck loads of produce and goods might be collected and forwarded to destination. Facilities such as these would induce the farmer, market gardener, and trader, to co-operate and avail themselves of lower rates, thus enabling them the better to compete with the foreigner who gets his produce to market under what are known as "preferential rates," for imported produce.

Then there is the desirable co-operation of landowners and tenants, with private companies, or existing railway companies (under even conditions) and I may venture to add, of engineers and surveyors; for as two heads are better than one, in laying out a line, the engineer's eye may not at all times see that which is evident to the surveyor.

In conclusion let me remark that I am conscious this Paper must necessarily be incomplete, inasmuch as there

is but one Act from which many Orders originate; and that every Order must differ more or less, according to the circumstances of the railway, and the promoting company.

It has been my endeavour to convey some interesting details arising from personal observation; and if I have succeeded in providing acceptable food for thought and discussion, I can assure Members my labours will be amply repaid.

APPENDIX.

Estimate of Cost of the Basingstoke and Alton Light Railway.

		£	*s.*	*d.*
Earthworks:				
Cuttings; Chalk and Soft Soil, and Roads		11,600	0	0
Embankments, Bridges, Accommodation Works, Culverts, Fencing of Roads and Level Crossings, and Gate-keepers' Houses		13,200	0	0
Permanent Way, including Fences:				
M. F. CHS. 12 4 0 at £1,750 per mile		21,875	0	0
Permanent Way for Sidings and Cost of Junctions		2,000	0	0
Stations		3,000	0	0
		51,675	0	0
Five per Cent. Contingencies		2,583	15	0
		54,258	15	0
Land and Buildings A. R. P. 100 0 0		10,000	0	0
		£64,258	15	0

The above includes the value of the land taken for Railway No. 2, in length 3 furlongs 3·5 chains, being the line in junction with the South Western Railway at Basingstoke.

On the basis of this estimate the cost will be £5,140 per mile.

I am of course precluded from making any statement in regard to the actual cost of the land and compensation, and I can only give £100 per acre as approximate figures.

The number of Light Railway Orders applied for to December 1st, 1898, is 175.

One hundred and twenty-nine of which are for light railways in England, 16 in Wales, and 30 in Scotland.

The number of Orders confirmed by the Board of Trade is 29, of which 19 apply to railways in England, 2 in Wales, and 8 in Scotland.

The 175 applications for light railways have been dealt with or remain in abeyance, as follows :—

(1) Rejected by the Commissioners	32
(2) Withdrawn by Promoters	15
(3) Consideration postponed	5
(4) Approved	69
(5) Not considered	54
	175

Of these, 47 Orders have been made and submitted for confirmation to the Board of Trade and dealt with as under :

(1) Confirmed	29
(2) Withdrawn by Promoters	1
(3) Postponed at request of Promoters	1
(4) Still under consideration	16
	47

Orders granted to existing railway companies	12
Orders granted to "individuals, corporations, or companies," other than existing railway companies	17
	29

One Order only granted to a local authority, but it awaits confirmation.

Total length of line proposed 1,802 miles, at an estimated cost of £10,900,438 ; the Orders confirmed authorise 274½ miles of railway, at an estimated cost of £1,338,043, or an average cost of £4,875 per mile.

It should be mentioned that the slow procedure between an application for an Order, and final confirmation by the Board of Trade is entirely due to the Promoters.

It would appear that no advances have as yet been actually made to light railway companies, either under Section 4 or under Section 5 of the Light Railways Act, but the Treasury have promised, subject to the fulfilment of certain conditions, to make special advances by way of free grants under Section 5, as shown in the following table :

Railways.	Certifying Department.	Amount of Grant conditionally promised.
		£
Dornock	Scottish Office . .	9,000
Forsinard, Melvich, and Port Skerra	Scottish Office . .	20,000
Fraserburgh and St. Combs . .	Scottish Office . .	5,000
Tanat Valley	Board of Agriculture	18,000
Kelvedon, Tiptree, and Tollesbury .	Board of Agriculture Board of Trade .	16,000
Elsenham, Thaxted, and Bardfield .	Board of Agriculture	16,000
Leek, Calden Low, and Hartington (Waterhouses to Hulme End portion)	Board of Agriculture	10,000
Welshpool and Llanfair . . .	Board of Agriculture	7,000

DISCUSSION.

Mr. G. Langridge (Fellow) said he had much pleasure in proposing a vote of thanks to Mr. Smith for the Paper, in which he had so ably dealt with an almost entirely new subject.

The intention of the Government was no doubt to encourage the construction of light railways as a benefit to agriculture. But if their construction involved a large outlay of capital, he feared as to the probable returns. The large outlay on railways was, no doubt necessarily, responsible for many of the difficulties from which we now suffered as to cost of transit.

Unless light railways could carry goods cheaply and efficiently they would be of little use to the farmer or to country districts generally. Agricultural produce could not profitably pay high rates for carriage. An arrangement with the railway systems with which a light

railway was connected was a first essential, and such arrangements might no doubt be made if the matter were approached from a business point.

"Betterment" was a question which must be dealt with (if the result were to be equitable) separately, treating each case on its merits, due regard being had to all the circumstances and surroundings, not only of the land taken, but also of the adjoining land of the owner which might be benefited, deducting a fair sum in respect of betterment to the land belonging to the owner from whom it was taken, in respect of his other land adjoining that would be improved in value.

Mr. A. G. Rickards (Associate) said he had much pleasure in seconding the vote of thanks to Mr. Smith, with whom he entirely agreed as to the great difficulty of deciding the amount of deferred beneficial value when setting off any sum by way of betterment against a claim for compensation for land taken for the purpose of a light railway.

It seemed to him that in the absence of experience as to what effect the working of the lines would have on the value of agricultural land, the arbitrator was given an almost impossible task in being called upon to determine the amount of that "deferred beneficial value," and that there should be either some period fixed for further considering the matter, or there should be some rule given him on which to base his money valuation of the amount of set-off.

He entirely agreed with Mr. Smith that under the Act the only persons against whom a charge by way of "betterment" could be made were owners whose lands were actually taken, and he could not admit the justice of imposing such an improvement charge exclusively on

such owners, while other persons might be much benefited and yet not have to contribute anything by way of "betterment."

It was the old question of compensation being awarded on a different basis to different persons; as, for instance, under the Lands Clauses Act, one had his land taken and was entitled to claim for injury to the rest of his land by user as well as execution of works, and another, whose land was not taken, could only claim compensation for damage done to his land by the execution of the works. That seemed to him to be another illustration of the unsatisfactory state of the law in treating differently two persons whose property might be equally injured, or, as in the present case, equally benefited.

Mr. Harry W. Towse (Visitor) said that, as an engineer, he had heard Mr. Smith's remarks with very great interest, for the Paper dealt with an entirely new field for engineering enterprise in England.

The question of betterment was perhaps one with which engineers were concerned, if he might dare say so, more closely even than were surveyors, for the reason that it greatly affected the cost of construction. In constructing any new railway the engineer had to regard not only the difficulties of working, but also the valuation of the property through which his line must be laid.

In the case of a light railway two points must be considered—the initial expense and the probable increase in the market value of the produce of the agricultural holdings through which the line might pass. He took it that in this respect the present value of the land was the first point which both the engineer and the surveyor

had to consider. The question of betterment was one respecting which there was as yet no sufficient ground on which to base any definite opinion. Agricultural holdings, especially in the Eastern Counties, had, within, say, the last ten years, deteriorated very considerably in value, owing to the unfortunate conditions of agricultural prices; but he did not believe that the real value of the land to the freeholder had depreciated in an equal ratio. He thought, therefore, that the question of betterment must be dealt with on much the same lines as Mr. Smith had laid down. It seemed essential that some corporate or official body should determine the rules upon which the amount to be paid for wayleaves and compensation for damage should be based.

Taking the case of an agricultural or a mineral district (which, he took it, light railways were equally formed to serve), in the former case it was necessary to consider whether the land was let on a short lease or a long lease. If it were a long lease, then naturally the amount to be paid for betterment to the landowner would be less than in the case of a short lease.

In the case of a mineral district, he thought that the amount to be paid would be more in the case of a short lease than in the case of a long one, on account of the greater disorganisation of business.

But he thought the main point was, as Mr. Smith had said, the question of a superior authority, qualified to lay down the lines upon which the subject could be dealt with. Light railways were wanted in many districts. Engineers were prepared with schemes to lay them down in the least expensive way, and if the landholders would only come forward prepared to

assist, he thought that such lines would not only increase the trade in the agricultural districts, but would also create a useful connecting link between the main lines within those districts.

Mr. J. L. CROUCH (Professional Associate) said he thought that Mr. Smith had very pertinently asked the question: "Was it ever contemplated that the great "railway companies would avail themselves of the Act by "procuring an inexpensive 'Order' for purposes referred "to, and then institute claims for betterment?" Was it, for instance, contemplated by the Act that tramway companies should adopt this Act for the purpose of taking tramways along a high road? He knew of many instances where tramway companies had obtained orders from the Light Railway Commissioners enabling them to do so. This opened up more than one question. The difficulties which tramway companies had to face, in the way of purchase clauses of the Tramways Act of 1890, enabling the County Council and others to purchase their undertakings at their prime cost, less depreciation, were well known. In the case of the South Metropolitan Tramway Company the capital standing to the credit of the company was £2,000,000, but the County Council purchased the undertaking (for cost, less depreciation) at the price of £850,000, showing a dead loss of £1,150,000.

It seemed to him that Parliament, in passing the Light Railways Act, had in view the facilitating of communication between towns, but the Board of Trade had never sanctioned any scheme under the Act where the promoters had not avowed their intention of carrying goods. He was not at all sure that the District Councils would be ready to give their approval

to such schemes if the carriage of goods were made compulsory. It would not be very desirable to have open trucks or trolleys carrying, say, manure, running along a high road through a village, and he much questioned whether such a development of the system was intended.

In his Paper the author said he was "not unmindful "of the fact that under Section 5 no light railway can "be assessed to any local rate at a higher rateable "value than the land was rated at previous to the con- "struction of the light railway," but if a line were run along a high road would it be rated specially? The land forming the road paid no rates, and when the company put their metals on the high road and formed a railway, would they be called upon to pay more rates or only the previous rates, which were, as a matter of fact, nothing at all? It was laid down that the company in certain events should not pay rates on a higher assessment than the land was assessed at, and the question arose in his mind whether under the circumstances the company would pay any rates. He could imagine that in one parish the company might go over a piece of road that was not rated and, having no property other than their line in the parish, would escape all rates. Was that what Parliament intended?

Mr. W. H. Warner (Fellow) said the subject was one so entirely new that it was very difficult to enunciate any very decided opinion on it. The Paper was certainly a very interesting one and explained very clearly the possibilities of the working of the Act; but it seemed to him that the whole matter was beset by so many difficulties that surveyors called upon to deal with it would have to re-learn their profession.

So far as his experience went in dealing with railways, one had always to calculate how large the compensation to be paid by a railway company should be. Now, it seemed to him, the surveyor's object under this Act was to see how much the landowner should pay to the railway company. It was a little difficult; but no doubt the difficulty would resolve itself when these matters came to be more generally understood.

Mention had been made of the betterment question. The Act seemed to provide that the arbitrator should deal with that question and should assess the betterment which was to arise under the clauses of the Act, so far as he was able to do so. Of course he must look a little ahead; but he understood Mr. Smith to suggest that this question of betterment should not be deferred.

He had recently to do with one or two cases under the betterment clauses of the London County Council Act, and had found some difficulty in dealing with this question, as, for instance, in the case of the purchase of property from which a definite income was to arise, in consequence of the prospects of a charge in the way of betterment in the future. It was difficult to estimate what one was really buying. It was a case of a ground rent on the land, and, under the clauses of the Act, there was a probability that a "betterment" would be charged on the reversion, and the question was how a purchaser of a ground rent yielding a certain income was to know what variations he must allow for four or five years hence. It might be that charges would be put on him which would reduce his interest, and so alter the value of his investment.

If one bought property that a light railway had run through, and a species of "betterment" had accrued, it was easy to ascertain the amount of such charge, but

if the charge were only prospective and based on theory the calculation of the value of the property was very difficult. Perhaps these matters were not fully considered when the Act was framed.

Much had been said as to the cheapness of the construction of these light railways. He had not had any experience in these matters, but when he turned to the Paper and found that these railways were to be constructed through agricultural districts, it seemed to him curious that in the case of a parish of 1,700 acres where the rateable value was only £800 per annum, the landowner was to receive the sum of £100 an acre according to the estimated cost of land and buildings.

He was sorry he did not possess a little agricultural land in that district; but everyone knew what parliamentary estimates were, and the gentleman who prepared that estimate was no doubt very far-seeing, and perhaps knew something of the character of the landlords in the district. It appeared that these light railways would be promoted mainly for the benefit of the few and not of the many. In many districts there would be found people anxious to have a light railway projected between their places of business and their residences, and content to let the "betterment" be borne by the owners through whose land it passed. That would hardly seem fair and equitable. Railway companies would of course be only too glad to join in these light railway schemes, for the lines would be in the nature of feeders to them, and would form little offshoots which, under the powers of the Act, they would be able to acquire at a very low price, particularly if betterment were established, but it did not seem to him quite clear how the general community would be benefited. The small owners and farmers might gain

some advantage if they were on a line of projected light railway, as would country towns away from the main stations, and districts where large business was done involving a great deal of traction. He thought it unfortunate that there was no scale under the Act by which contributions under the head of betterment could be calculated.

Mr. L. R. S. Walcott (Fellow) said that as a member of the Middlesex County Council he well knew the difficulties which arose when an endeavour was made to regulate the action of private companies who wanted to lay their light railways on the public roads without payment for the land. He believed that the Light Railways Act of 1896 was never intended to be used for such a purpose. The legislature intended, no doubt, that these railways should go through districts in which agriculture was depressed, and should enable farmers to get their produce to the towns near by, or should connect them with main lines of railway. But last year there were in Middlesex alone six different schemes for taking what was practically a tramway, under the misnomer of a light railway, from different parts of London, connecting with tramways. He thought that a very serious matter, and one not contemplated by the framers of the Act. So serious had it become for his Council that they had decided, in conjunction with the London County Council, to take upon themselves the necessary authority to deal with the matter. The traffic in some of the districts proposed to be traversed by a light railway was very congested, and the roads which it would utilise would be absolutely impassable if the scheme were carried out. He could name several districts in Middlesex where the roads were not more than 19 feet wide, and in some the turnings

were so sharp that a tramway would be absolutely dangerous. When this proposal first came before the Light Railway Commissioners some of the District Councils made bargains, he was sorry to say, with the companies, while others did not, as the roads were so narrow that it was practically impossible that the light railway, as it was called, could go through. The consequence was that a question arose whether the railway should go through as a whole or not, and those difficulties having arisen—no doubt he was telling many Members what they already knew—the Light Railway Commissioners said they would not make the Provisional Order. He might mention that in the first proposal made by a tramway or omnibus company it was not intended to pay one farthing for widening the road, or to pay anything by way of rates for the use of the road. This proposal was placed before the Commissioners, who saw that it was entirely wrong on the face of it, and the next time the proposal was made it was agreed to widen the roads. But the difficulty immediately faced the County Council that if they allowed those different pieces of road to be occupied by the companies, they would lose, practically, a certain amount of control of the road they paid for. In Middlesex the County Council paid from £60,000 to £70,000 a year for the maintenance of the main roads, other than contributory roads, and it became a very serious thing to consider whether they should allow any private company to use those roads for a purpose for which they were never intended and without paying anything towards their maintenance.

The question of light railways in rural districts had been dealt with by Mr. Smith in a very able manner, and in a way that would assist surveyors very greatly; but he questioned whether the State would pay the cost,

as Mr. Smith would seem to suggest, of any improvement which was simply for the benefit of a particular district.

There was another point which had not yet been touched upon, and with regard to which there were, so far as he knew, no data on which to work, viz. the question whether these light railways would pay. He was afraid that in the poor districts, where they would be most useful, it would be found difficult to raise the necessary capital, but in cases where light railways fed existing railway systems he had no doubt that the railway companies would assist their construction.

The conveyence of manure had been mentioned by a previous speaker. The Board of Trade had stated that if there was to be a railway it must carry goods. But how was it possible to carry goods along a main road continually traversed by carts and vehicles? It was a question whether the legislature ever intended that goods should be carried on main roads, such as the main roads out of London, which were certainly not wide enough for the traffic.

The Middlesex County Council had represented to the Light Railway Commisioners the difficulties with which they had to contend, but they still seemed inclined to allow electric cars with electric wires overhead. In some cases there was to be a double line of wires, and it was proposed to put poles up in the centre of the road. He need hardly say how dangerous such a plan would be if it were carried out.

He thought, as a surveyor, that light railways running along the main roads out of London would considerably depreciate the rental value of property. In Edmonton, for instance, it was true that they served for carrying the working classes to and from their work,

but for people who used carriages or any sort of vehicle they spoiled the roads completely.

Mr. F. J. SMITH, in reply, said he had to express to the mover and seconder of the vote of thanks and to all present his sense of gratitude for the way in which they had received his maiden contribution to the *Transactions* of the Institution. He was practically, a stranger to most of those present, but as matters connected with light railways had been so much before him in the preparation of claims which he had from time to time to deal with, it struck him that a Paper on this particular subject would be interesting to the members, and, he ventured to think, useful to surveyors, in the country especially.

The question of light railways was certainly a new one, and one on which he thought every one might learn something in the course of discussion. He did not pretend to be conversant with all the details of the Act, but it certainly was to his mind an Act which, while benefiting many, was a detriment to the few.

Taking for example the light railway which he had more particularly dealt with in his Paper, it would be found that it commenced in the very rising town of Basingstoke and terminated in the market town of Alton. It practically followed the roads between Basingstoke and Alton, and he thought if anyone had to pay for beneficial value accruing from this railway, it would be the great brewers and merchants and those who would simply leave the roads and use the railway.

He had distinguished between "immediate" and "deferred" beneficial value chiefly in order to illustrate his Paper, but when he spoke of deferred beneficial value,

he thought it would be found that he said it was almost impossible to take it into account, for he considered i practically a hypothetical value. One speaker, viewing the matter from an engineer's point of view, mentioned that these light railways would be very beneficial to agricultural and also to mineral districts. Doubtless that was the intention of the Act, but if a railway were made in an agricultural district or a mineral district, or, for instance, in a district which could be developed for building purposes, he thought it must also be taken into consideration that the railway itself would derive benefit from the development of those districts. If a light railway were carried into a mineral district it would follow that minerals would be put upon it, and the railway would derive some benefit from that traffic. So with a building estate; while the estate itself derived a value, was there not also a value accruing to the railway after construction, and would not that value be a return for the cost of construction of the railway?

There were many things to be taken into consideration by an arbitrator in these cases, but he could not believe that an arbitrator would award so much as some persons seemed to think in the shape of beneficial value, to agricultural estates particularly. He could not himself see how the land was to be so much benefited that landowners would obtain an increased rental.

The question of roads has been touched upon. He must confess it never occurred to him how a tramway which went along a road was to be rated; but he thought that the overseers, if they could not rate the roads, would at least make up their minds to rate the tramway.

He assumed that a tramway made under the Act would be looked upon as a railway under the Act, and therefore he thought rating surveyors would be able to

rate those tramways made under the Act as light railways. This question simply arose out of the fact that land was not to be rated as described until a period of ten years had elapsed after the making of the light railway; but that only came into effect when the Treasury made a special advance under the Act, and it had no relation to roads.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

Paper 245.
No. 397.

VALUATION AND RATING IN RESPECT OF TITHE RENT-CHARGE.

By Colonel G. W. RAIKES, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, March 20th*, 1899.

Robert Vigers (President) in the Chair.

I have taken the title of my Paper from that of the second preliminary Report recently issued by the Royal Commission on Rating, appointed in August, 1896.

I propose to deal as briefly as possible, and in the same order as the Report, with the points which appear to be the most important and interesting as bearing on what I think I may call one of the burning questions of the day.

In January, 1896, I had the honour of reading before The Institution a Paper on the re-apportionment of rates and taxes. That Paper suggested certain rather drastic changes, and although I am afraid they were too advanced for the wisdom of Parliament, it was some satisfaction to me when some eight months later the Government succeeded in carrying the Agricultural Rates Act, by which half the rates on land are at the present time being paid from Imperial revenue, to feel that I had been one of many to advocate relief from taxation to the heavily burdened farmers.

The Agricultural Rates Act no doubt owed its inception to the Report of the Royal Commission on Agriculture, and I can only hope that the Report with which I am now dealing may lead to legislation for the relief of the beneficed clergy on similar lines.

I.—The Origin of Tithes.

Tithes or tenths existed in England so long ago as the times of the Anglo-Saxons, Edgar being the first king to enforce their payment.

"They were devoted to the maintenance of the "church's fabric, the use of the bishop and of the incum- "bent, and also to some extent to the feeding of the "poor and the entertainment of strangers.

"The monasteries and other spiritual corporations "acquired many advowsons from patrons of churches, "and with the licence of the king and the consent of the "bishop 'appropriated' the benefices to themselves, and "applied the endowments to their own purposes. They "undertook the repair of the church's fabric, dispensed "charity, and deputed one of their own body to perform "the services of the Church in the parishes of which "they had become rectors or parsons. This deputy was "called a vicarius or vicar; hence the distinction between "rectorial or vicarial tithes."

The abbots or heads of these monastic houses are said to have frequently lived in princely magnificence, while the vicars upon whom the duties of the Church devolved only received a share of the tithe and a portion of the glebe, denoting that a custom existed in these early times, which is still pretty general, and by no means confined to matters ecclesiastical.

The other clauses under this section explain how

when Henry VIII. dissolved these monastic or religious houses the "appropriations" were vested in the Crown, and afterwards granted partly to religious foundations and partly to lay rectors or "impropriators."

II.—The Statutory Liability of the Incumbent to be assessed for Poor Rate.

Previous to the suppression of the monasteries, which commenced in 1535-6, the maintenance of the poor had legally devolved upon the revenues of the vicars or secular clergy, supplemented by the regular alms of the monasteries, collegiate churches, hospitals, and cathedrals. It therefore became necessary to provide other means for the maintenance of the poor from this date, so the Act of 27 Henry VIII. was passed, which enacted that in every parish, &c., &c., voluntary and charitable alms should be collected for this purpose . . . "but also to compel all and every the said sturdy "vagabonds and valliant beggars to be set and kept to "continual labour, in such wise that they and every of "them may get their own livings with the continual labour of their own hands"—a truly excellent enactment and one much needed in the present day. In 1552 voluntary almsgiving was supported by the authority of the bishop, but as these alms were only "gently asked or demanded" they proved insufficient, and in 1562, *tempore* Elizabeth, the bishop was empowered to commit to general sessions those who obstinately refused to contribute according to their means, when, if they still refused to pay, they were sent to prison. In 1572 the first assessment was made of all inhabitants for poor rate and the poor were settled and numbered. It was not, however, before 1597 that the burden of relieving the poor became wholly compulsory.

In 1601 the famous Act 43 Elizabeth was passed, in which the parsons and vicars were for the first time specifically mentioned as liable to be taxed as inhabitants, *i.e.* according to their ability, but not as appropriators of tithe, whereas the impropriate tithes, *i.e.* those held by lay rectors and separated from the benefice, were, together with coal mines and saleable underwood, specifically mentioned as taxable. The contention that it was not intended under this Act to tax tithes not severed from the benefice was considerably strengthened by the fact that coal mines and underwoods being specially mentioned, all other mines and woods being excluded from rating till 1874. Nevertheless, as the parson's tithe was taken in kind, it was readily cognisable, and so he gradually and most unjustly came to be rated on his tithe in the same way as the lay impropriator.

III.—The Assessment of Tithes from 1601 to 1840.

During this period the custom of rating the parson on his tithe had become so general that all attempts to evade payment, whether by appeal or otherwise, proved ineffectual, but it is recorded that, in 1838, the Rev. R. Jones, a tithe commissioner, was of opinion that until lately, and for many years previously, many incumbents were not assessed for tithe at all, and that in other cases, as the farmers paid the tithe (rate ?) themselves, they were interested in keeping down the assessments.

In 1879 the Rev. C. A. Stevens, a well-known authority on tithes, and Sir George Cornwall Lewis, are quoted as having stated that previous to the Commutation Act farmers paid the rates on tithe which were levied at an aliquot reduction to those on land, namely one-half to two-thirds actual value.

In 1830, by *Rex* v. *Joddrell*, it was decided that rates on tithe corresponded with those on land then assessed at the rent, which was estimated to be one-half or two-thirds its value. In 1840 this decision was reversed by *Reg.* v. *Capel*.

IV.—The Object of the Tithe Act, 1836, and its Effect upon Incumbents.

Although, until the passing of this Act, in many cases tithe had been taken in kind, in many more cases it had ceased to be so in consequence of the expense entailed, and the bad feeling engendered between the tithe-owners and the tithe-payers.

By this Act a tithe rent-charge was substituted for tithe. It was commuted either voluntarily or compulsorily by the Tithe Commissioners; in the latter case the clear *average* annual value of the old tithe was first ascertained, deducting expenses of collecting, preparing for sale, and marketing where such tithes had been taken in kind during the seven preceding years. But no allowance was made for rates, &c., and when the tithes had been compounded for, minus the rate, the Commissioners were directed to add the amount of the rates to the commuted tithe so compounded for, so that tithe rent-charge really = tithe, *i.e.* tithe − rates + rates.

The amount of commuted tithe, or, as it has since been called, *tithe rent-charge*, having been fixed, it was divided into three equal parts in order to ascertain how much wheat, barley, and oats could have been purchased at the average price of the preceding seven years, which, as we all know, is the system for fixing the value of tithe rent-charge at the present time.

More experienced members of the Institution will, I am sure, forgive me for explaining this matter still

further, as I find it is one on which there is a good deal of misconception. Supposing that at the time of the Act wheat was worth 60*s.*, barley 40*s.*, and oats 20*s.* per quarter. A tithe rent-charge of £450 would have purchased 50 quarters of wheat, 75 of barley, and 150 of oats, therefore the average annual value of these respective quantities of wheat, oats, and barley for the preceding seven years would always represent the value of £450 tithe rent-charge. Of course these are not the official prices, but simpler ones chosen for the purpose of illustration.

This system of making tithe rent-charge follow the fluctuations in the price of corn was considered the most practical way of ensuring tithe-owners an equivalent for all time of the real value of their then revenue,* but no safeguard was provided against increasing taxation.

V.—The Effect of the Parochial Assessments Act, 1836, upon Incumbents.

The Tithe Act of 1836 having settled that henceforth tithe rent-charge was to be estimated at its full value, the Parochial Assessments Act was passed in the same year for the purpose of establishing "one uniform mode of rating for the relief of the poor throughout England and Wales." If this object had been attained all occupiers of land should have been rated on their rents minus certain deductions which were allowed, but plus any living profit they made out of their land, or the tithe-owners contended they should be allowed a considerable reduction for profits or personal service. The wording of the Act, however, mentioned *Rent* as the basis of assess-

* Average value of tithe from 1836 to 1898 over £97 per cent.

ment, and therefore Rent, less certain deductions, became the value for assessment. This seemed very hard on tithe-owners, and by a circular issued by the Poor Law Commissioners in 1837 some endeavour was made to assist them. It contained the following paragraphs: "The "Parochial Assessments Act, however, which prescribes "the *rent* which might reasonably be expected to be ob- "tained to be the criterion for estimating rateable here "ditaments generally appears generally to exclude in "making of the estimate the consideration of such an "occupier's profit as is referred to in the case." "But if "after the estimate is made of rateable hereditaments "(including the tithe according to the Parochial Assess- "ment Act) there should appear to be a profit accruing "to the occupier of the kind described in the case, as "that profit will not be rated under the Parochial Assess- "ments Act, *the tithe-owner would appear to be entitled "to a deduction proportionate to that profit.*" This circular was, however, never acted upon, and notwithstanding the protests of the clergy, the valuation lists were from henceforward prepared on the basis of gross tithe as commuted, and as to other occupiers upon net rents.

In 1840, or four years after the passing of the Parochial Assessments Act, the test case of *Reg.* v. *Capel* was brought forward. The decision of the court based on the first section of that Act was as follows:

"The vicar of a parish, receiving composition for "small tithes, was to be rated on such receipt in the "same way as the occupier of land, that is for the sum "for which the same would be let free from tenant rates "and taxes and ecclesiastical dues."

By this decision the apparently just contention of the parsons to have a deduction made from the assess-

ment of their commuted tithe equivalent to the estimated profit of the landholder was finally disposed of, and the letter rather than the intention of the Parochial Assessments Act was henceforward carried out.

VI.—The Practice and Method of assessing Tithe Rent-charge from 1840 to 1858.

This was more distinctly laid down by a letter from the Poor Law Commissioners, September 16, 1840, in which was quoted as an example the case of *Reg.* v. *Capel.*

	£	*s.*	*d.*	£	*s.*	*d.*
Gross annual value of tithe compositions				660	0	0
Deductions:—						
1. For the compensation of a lessee undertaking to collect the tithe composition and to pay a fixed rent to the tithe-owner	37	5	0			
2. For usual tenants' rates and taxes 3. For ecclesiastical dues	82	15	0			
Total deductions . . .				120	0	0
Leaving a nett annual value or rateable value of . .				£540	0	0

From the above figures it appears that in a test case put forward in 1840, the deduction for rates and ecclesiastical dues was £82 15*s.* 0*d.*, equal to 12½ per cent. of the gross and 15 per cent. of the rateable value, which is equivalent to 3*s.* in the pound. This is doubtless somewhat over the average of the poor rate in England and Wales at the present time, but considerably under the average of all rates blocked together. Letters have

appeared in the papers, which I have no reason to suppose to be exaggerated, which show that in some exceptional parishes rates amount to sums varying from 30 to 40 and even 50 per cent. of the tithe rent-charge actually received, but I will confine myself to two cases, the truth of which I can vouch for. The Rev. E. Vine Hall, vicar of Bromsgrove, is paying £110 in rates on a net income from tithe rent-charge of £600, out of which he actually pays £300 for curates; and the Rev. W. H. Marcon, of Edgefield Rectory, Melton Constable, Norfolk, is paying over £99 per annum in rates out of an actual income from tithe rent-charge of £395. Well indeed may the Commissioners state in their Report "that they know of no other class of ratepayers whose "basis of assessment results in the contribution of so "large a proportion of income towards local taxation."

VII.—The Poor Rate Exemption Act.

This Act was passed in 1840 in order to exempt from rating stock in trade, which by the decision in *Reg.* v. *Lumsdaine* in the previous year had apparently again become liable, causing great commotion and clamour in Lancashire and other manufacturing centres. The effect of this Act was to exempt from rates all profits of trade, thus increasing the burdens on all real property, including tithes. The clerical tithe-owners made a strong protest against the Bill, with the result that it was made temporary in its character, and only voted from year to year in order to keep open the claims of the tithe-owners to further consideration, and it is on the strength of this Act that profits of trades and professions escape rating at the present time.

IX.—The Practice and Method of assessing Tithe Rent-charge after 1858.

The question of reductions from tithe assessment was again raised in 1858 by what are known as the Hackney cases, after the decision of which another letter on the subject was issued by the Poor Law Commissioners on September 4th of that year, the contents of which were, however, amended by a further letter from the same source on May 9th, 1859, after being submitted to the law officers of the Crown. These documents laid down the following deductions as allowable:—

(A) Rates and taxes.

(B) An annual average percentage—

(*a*) for costs of collection.

(*b*) for legal process.

(*c*) for losses.

(C) Proportionate charge for ecclesiastical dues and fees, and average sum for cost of repairing chancel.

(D) A reasonable sum for curate's salary, if curate was necessary in addition to the minister.

(E) (Amended.) The amount payable to the minister of a district if the parish had been legally divided.

(F) (New clause.) A reasonable sum for tenant's profits under certain circumstances.

If these recommendations of the Poor Law Commissioners had been acted upon the present grievances of the tithe-owners would be less obvious than they are, but the Report goes on to show that they have been practically overruled by the courts, at any rate as to

the principal items, viz. repairs of chancel, salary of curate, and district churches. In fact the statement is made that in addition to the deductions for rates and taxes, frequently as little as 5 per cent., and occasionally only $2\frac{1}{2}$ per cent., is allowed, to cover cost of collection, legal expenses, losses, and tenant's profits.

X.—Imposition of New Rates since the Tithe Act, 1836.

No provision was made in the Tithe Act of 1836 against the imposition of new rates or the increase of existing ones. It could never have entered the heads of the framers of that Act that while the value of £100 of tithe is now only worth £68, or 32 per cent. below its original value, rates should have increased very considerably (probably, with the addition of new ones, over 30 per cent.) since the passing of the Act.

The Report of the Poor Law Commissioners of 1843 lays down the excellent principle that as the rent-charge is practically a fixed income, and cannot increase or benefit from the improvement in land, it ought not to be charged with any new rates, or additions to old ones, which may be imposed for the improvement of property. The words "a fixed income" must sound somewhat illusory to the present tithe-owners.

XI.—Exemptions made by the Legislature in favour of Tithe and Tithe Rent-charge.

It is true that the same partial exemption has been granted to tithe rent-charge as to land in the Lighting and Watching Acts, 1833 and 1851, and also in the Public Health Act, 1875, which assesses it on one-fourth only of its value, in common with arable, meadow, or pasture

ground, or woodlands, market gardens, or nursery grounds.

XII.—Effect of Agricultural Rates Act on Tithe-owners.

As this Act only came into effect on March 31st, 1897, there has been hardly time for it to cause much increase of rates on tithe-owners; but of course where rates have increased since the passing of this Act such increase has been borne in the proportion of two to one by tithe-owners in common with all occupiers of real property other than agricultural land. The real objection to this Act arises not, however, from the fear of increased liability but rather from the sense of the injustice of not including tithe rent-charge in its scope. The tithe-owners' agitation existed in an acute form long before the question was earnestly taken up by the farmers' societies, and they (the tithe-owners) were probably ill advised in not joining the farmers in their demand for the relief of burdens equally unjust to both parties. The result was that the Agricultural Rates Act was brought in for the relief of *depressed agriculture*, and it was the opinion of those in charge of the Bill that had similar relief been advocated for tithe-owners the Bill would have been wrecked.

XIII.—The Claims put forward on behalf of Incumbents.

The claims for deductions put forward by the clerical witnesses and their representatives were varied and comprehensive. They included personal services, stipends of curates, sums paid to incumbents of district churches, pensions to retired incumbents, and cost of chancel

repairs, in addition to the deductions now recognised by law. Some witnesses attempted to estimate these deductions at fixed sums or at certain percentages, but all were more or less agreed that a reduction of 50 per cent. of the rates on tithe rent-charge, similar to that on land by the Agricultural Rates Act, 1896, would satisfy all parties. It was not, however, made very clear whether this division of the rates was to be made after the present rateable value had been ascertained or whether the 50 per cent. allowance was to include the present legal deductions.

Taking into consideration the great want of uniformity in assessing the rateable value of tithe rent-charge all over the country, it would seem desirable that whatever allowance is granted for cost of collection and ecclesiastical dues should be on the gross and not the rateable value.

I understand on pretty good authority that the claims advocated by the Tithe Rent-charge Owners' Union are as follows: First, from gross annual value 15 per cent. for rates, repairs of chancel, expenses of collection, and ecclesiastical dues, and 30 per cent. for tenants' profits, *i.e.* personal services, or 45 per cent. in all, to put the tithe-owners on an equality with the former position of the landholders. Secondly, to be dealt with as land, *i.e.* to have the benefits of the Agricultural Rates Act extended to them, including the return of the proportionate rates paid since the said Act came into force two years ago. Under this proposal £100 gross annual value first becomes reduced to £55 rateable value, and then by return of 50 per cent. to £27 10*s.* I still adhere to my own opinion that under the disabilities of free trade all land in this country should be free of rates, and I cannot logically contend that

tithes, either appropriate or inappropriate, should pay rates either; at the same time I believe that the Agricultural Rates Act of 1896 did as much for the landholders as was possible at the time, and I do not for a moment suppose that Parliament will go one better for the parsons. If they succeed in getting 5 per cent off the gross value for cost of collection and losses, and then 50 per cent. off the rates which are not already more liberally dealt with, to cover all other claims, I think the tithe rent-charge owners generally will be perfectly satisfied, more especially as they will have established a precedent to be treated in the same way as landholders when this Commission shall have completed its labours, and the great measure of the Government for finally dealing with the whole question shall be brought forward.

The tithe-owners do not base their claims for relief in rating on the ground that their commuted tithe has fallen over 30 per cent. in value. They steer clear of any questions of Free Trade and Protection, and doubtless they are most wise to do so. They rely on the palpable injustice of their present assessments entirely on the following grounds:—

1st. On the practice which gradually became general of rating their tithes instead of themselves as inhabitants, as distinctly laid down by the Act 43 of Elizabeth.

2nd. Because the Tithe Commutation Act, 1836, having fixed the commuted tithe at its gross annual value, it was immediately assessed under the Parochial Assessment Act at very nearly its gross value instead of at one-half or two-thirds as formerly, whereas land was assessed on the rent, which only represented two-thirds or half its value.

3rd. By the Poor Rate Exemption Act, 1840, which

exempts all profits on trade, to the deadly injustice of ratepayers on all descriptions of real property.

4th. By the various decisions of the Courts disallowing deductions for—

(i.) Repairs to chancel;

(ii.) Curate's stipends;

(iii.) District churches; and

(iv.) Personal services or "tenants' profits."

5th. By the imposition of new rates.

6th. By the Agricultural Rates Act, 1896, since the passing of which, tithe rent-charge (though much reduced in value, but still the parson's share of the land) is left out of the benefit of the Act to bear the full pressure of ever-increasing rates, together with parks, woodlands, and pleasure grounds and gardens attached to houses or cottages.

XIV.—The Pressure of the Present Law upon Incumbents.

This cannot I think be better or more tersely stated than by quoting verbatim the following clauses of the Report:—

"101. We have shown that under the Act of Elizabeth "(43 Eliz., c. 2) owners of tithes severed from the benefice "were to be rated as occupiers, and that owners of tithes "not severed from the benefice were to be rated as in- "habitants; that both classes of tithe-owners came to be "rated on the same footing; and that incumbents there- "fore became rateable in respect of their tithes, which "frequently formed the larger portion or even the whole "of their incomes, while the ability of other ratepayers "came to be measured only by the annual rental value "of the houses or land they occupied. We have also

"shown that when at length the legislature by the "Parochial Assessments Act, 1836, provided a basis upon "which hereditaments should be valued, the Courts held "that the tithe rent-charge not severed from the bene-"fice should be assessed upon the same principle as "land, that is upon its letting value as laid down in the "Act. It has further been pointed out that a strict "legal application of this principle to a property of "such an exceptionable character has resulted in its being "assessed almost on the gross value, and to the same "extent as tithes severed from the benefice to which no "services or other obligation are attached.

"102. We know of no other class of ratepayers whose "basis of assessment results in the contribution of so "large a proportion of income towards local taxation.

"103. Since 1836 tithe rent-charge has decreased in "value to the extent of over 30 per cent. During this "period the Courts have gradually deprived the incum-"bent of deductions which at one time were allowed in "ascertaining the rateable value. Moreover, many rates "for new purposes have been placed upon the tithe rent-"charge, which cannot have any effect in the direction "of improving that property."

Such are the last three clauses of this Report, which is signed by twelve out of the fifteen members of whom the Royal Commission is composed. There is an addendum signed by Mr. C. A. Cripps, Sir J. T. Hibbert, and Mr. G. H. Murray, drawing particular attention to the insufficiency of deductions from gross value of tithe rent-charge in arriving at the rateable value, especially for personal services. Mr. J. B. Balfour puts in a special memorandum deprecating any concession to tithe-owners until the final recommendations of the Commission are decided upon with regard to all other classes of rate-

payers. Mr. Arthur O'Connor writes a report of his own, in which he places on record his opinion that all tithe rent-charge, whether separated from the benefice or not, should have been granted the same privilege as agricultural land under the Rates Act of 1896, and he strongly advocates the extension to tithe rent-charge of that Act.

Mr. J. Stuart publishes a memorandum in which he regrets that he is unable to agree with the Report or its conclusions; while admitting that the beneficed clergy are suffering from the decreased value of tithe, he maintains that that is the real cause of complaint, and that in the matter of rating they are better off than at the passing of the Tithe Act in 1836.

Before closing this Paper I wish to challenge a statement made by Mr. James Hope, of Eastbarns, Dunbar, in a letter addressed to Mr. Chamberlain on October 26th, 1898. He says, with reference to the Agricultural Rates Act, 1896: "This Act, which after all is only a tempo-" rary measure, and in the case of *all* tenancies entered " on since the Act was passed, the relief afforded by the " Rating Act in the payment of local rates has been " secured by the proprietors, through the farms being " let at correspondingly higher rents than would other-" wise have been secured." I should like to know the opinion of some of our Scottish members as to whether they think this statement is exaggerated. I should like to be assured by English members that I am right in considering it wholly misleading and unfounded.

I have no hesitation in saying that, according to my own experience, the tenants, whether old or new, have, as was generally anticipated, reaped all the benefit of the Act, which works out on moderately-rented land in Warwickshire at about one shilling per acre. What

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knowledge does this Scotch gentleman-farmer possess that enables him to speak so decisively with regard to English land? I am sorry to say that the days when one shilling per acre made a difference in inducing an old tenant to stay or a new one to take a farm have passed away, and if we want tenants with capital and ability we have practically to accept what terms they think well to offer. I have before me a return of rates levied in a parish in my neighbourhood immediately before and after the passing of the Rates Act. The rate before the Act was 2*s.* 3*d.* and after the Act 2*s.* 6*d.* in the pound, with the result that the landowners' rates on his mansion and park were increased by about £11, the rector's on his house and tithe by about £4, and the farmers', owing to the allowance for agricultural land have decreased from £3 to £10 each according to their acreage, and I believe that to have been the general result all over the country.

One other point occurs to me on which I should like to elicit the opinion of members of this Institution. It is with regard to the rating of woodlands and plantations. If the Rates Act is to be extended to the tithe rent-charge, would it not be well to press the desirability of including woodlands and plantations at the same time? It seems to me that if a landowner was contemplating planting derelict or waste land on a large scale he might very easily be prevented from doing so by the bugbear of double rates being imposed upon him. Surely if any land is to be relieved of rates it should be plantations, at any rate until such time as they show some return.

Mr. E. P. Squarey (Past-President) said that Colonel Raikes had added another to his most valuable contributions to the *Transactions* of The Institution, and in

proposing a hearty vote of thanks to him he was sure he was expressing the wish, not only of the meeting, but of the whole body of the members.

There were some points upon which he felt inclined to join issue with Colonel Raikes, but there was one special point to which he desired particularly to call attention in the interest of all parties, especially of the incumbents, who, as owners of tithes, derived their well-earned incomes from the labours which they performed in their respective parishes.

The point was the difference in proportion of the past and present contribution to rates by tithe lands.

He would assume that prior to the Act of 1896 the rateable value of a parish (never mind the number of acres or how composed) stood at £2,000 per annum, and taking rates at 3*s.* in the £, the contribution leviable under that system would be a payment of £300 as the contribution from that parish. Assuming that in 1898 the land represented £1,500, the buildings £200, and the tithes £300, making the total rateable value of £2,000 under the Act of 1896 it would stand as follows:—

Land	£1,500	at	1*s.* 6*d.*	in £	112 10 0
Buildings	200	at	3*s.*	in £	30 0 0
Tithes	300	at	2*s.*	in £	45 0 0
					187 10 0
Balance to be contributed by Treasury					112 10 0
					£300 0 0

It would, therefore, in order to make up the amount of £300 previously leviable, be necessary to obtain from the Treasury, or from some other source, £112 10*s.* to make up the balance of £300.

The following figures would illustrate the difference between the conditions where impropriate tithes were

merged in the freehold and those cases where the tithes were still paid by the incumbents; prior to 1896 lands on which impropriate tithes, say £300 per annum, are merged in the freehold—

Land	£1,800	at	3*s.* in £	270	0	0
Buildings	200	at	3*s.* in £	30	0	0
				£300	0	0

Under the Act of 1896 the rating of the above would stand as follows:—

Land	£1,800	at	1*s.* 6*d.* in £	135	0	0
Buildings	200	at	2*s.* in £	30	0	0
				165	0	0
Balance to be contributed by Treasury				135	0	0
				£300	0	0

a difference of £22 10*s.* 0*d.* in favour of the landowner who has merged his impropriate tithe, whilst the incumbent continued to pay 3*s.* in £ on his tithes.

The landowners on whose lands the tithe had been merged benefited by that amount; but in justice it seemed to him that a like relief ought to be granted to the tithe-owner, whose tithes were separately owned and assessed.

It was an intricate problem, and he was afraid his hearers might hardly have followed his statement of the case; but he thought that, on reading his remarks, they would discover that he had established a *gravamen* of injustice to an incumbent owning tithes which were rateable.

Mention had been made by Colonel Raikes of a deduction of 5 per cent. to cover collection and cost of management of chancel as insufficient. He was astounded to find from Colonel Raikes's Paper that the question of refusal to recognise the repairs of chancel as a reason-

able deduction from tithe rent-charge ever arose. It was certainly not within his experience. He had not read all the Blue Book which Colonel Raikes had before him, but he thought that under the new Act 5 per cent. very fairly and adequately represented the cost of management and losses that might be incident, unless the tithe-owner was too kind-hearted. A few letters would bring a cheque for the tithe rent-charge from the agents to the landowner. There was none of the former trouble and hard work of getting tithe from the tenants when they were liable to pay it, and therefore 5 per cent. seemed to him to be a reasonable amount for collection and management.

He would not venture to go into the question of the rating of tenants' profits, which would of course include reasonable (and perhaps sometimes proper) deductions from the rating of tithe rent-charge of the hard-working clergy. The legislature in the Act of 1896 really, it appeared to him, did the best they could to provide some contribution from external sources to meet the admitted injustice and inequality of the incidence of the taxation of real property, and the continued additions that had been made during the past years in regard to rates levied for philanthropic and sanitary purposes, for which the State should be responsible rather than any particular class of property. The effort made by the legislature in 1896 to halve the rates payable by land and real property except buildings seem to him to be an honest endeavour to remedy in some degree a clear injustice.

Mr. Albert Buck (Fellow) desired to second the vote of thanks, and to express his own appreciation of the valuable paper which Colonel Raikes had read.

The question raised was a very interesting one, and

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one which was very much to the front nowadays. What was to be done with regard to the rating of tithe?

It had always struck him that there was a certain amount of anomaly apparent in the rating of tithe. An ordinary tenement or farm was assessable at what it was worth to the tenant from year to year. The labour was spent on the land, and the assessment of tithe was on one-tenth of the resultant produce. Thus the tithe-owner in that case was assessed at a larger rate per acre on the land than the tenant of a farm would be.

He agreed with Mr. Squarey that so far as his experience went there was no difficulty in getting an allowance for the repair of the chancel, and that in an ordinary case 5 per cent. covered the cost of collection of tithe and losses.

There was some little hardship with regard to the allowance for curates. He believed the Act said that an incumbent could claim a deduction for a curate when the employment of one could be enforced by order of the Bishop, but otherwise he could not do so. He was not sure whether a certain amount of income or population affected the case; but at all events if it could be shown that the Bishop had power to compel the incumbent to appoint a curate, then a deduction could be claimed, but not, he thought, otherwise. He had in his mind two churches where it was necessary to appoint a curate, but where no deduction could be claimed, for the Bishop had not the power to compel the incumbent to keep one.

Mr. E. P. SQUAREY desired to add that as perhaps the oldest member in the room he could remember the Tithe Commutation Act of 1836, and it mght be interesting to the younger members if he told them that he well recollected the fierce quarrels which occurred in the

country districts in collecting the tithes in kind which led to the Tithe Commutation Act and the discussions on the question of the settlement of tithe rent-charge as part of and under that Act. It was then stated that the rateable value and contribution to rates by the tithes would certainly be taken into account in the assessment of the sum fixed by the Tithe Commissioners, and that the rates payable in respect of tithe rent-charge would be taken into account as well as other burdens incident thereto.

The Rev. D. LAMPLUGH (Visitor) said that having been privileged to see in advance Colonel Raikes's most interesting paper, and being invited to make a few remarks upon it, he would hasten to express his appreciation of its kindly tone towards the beneficed clergy.

If he called some of his proposals too generous, he hoped that he would not seem to be ungrateful; but having regard to the present position of things, and the impending review of the whole subject of local taxation, the proposal to deduct what sounded like 75 per cent. from the rating of tithe rent-charge might, he thought, fairly be described as rather "too generous." Men would ask, "Is it just?"

Two instalments of the Report of the Royal Commission had been issued, and from these it might safely be inferred that the final Report would be a notable one for its broad grasp of facts, its attention to details, and the strength and quality of the recommendations it would make on a subject of vast national importance.

It seemed hazardous and hardly fair to take advantage of the indefinite nature of the recommendations with regard to the rating of tithe rent-charge, to press for-

ward a scheme of relief which would only be justifiable if the Commission had made a very different *interim* Report from that which they actually had made.

They had to deal with the whole of the property of England, both real and personal; and at this stage they ventured to make a distinction between tithe rent-charge not severed from a benefice and other property, as having peculiar claims upon the consideration of the legislature for some relief in the matter of local taxation.

When the whole of the Report was accessible, the wisdom of this recommendation would probably be seen, but meanwhile it could not be prudent to ignore it, and to claim relief on the very different, and perhaps very dangerous, ground that all tithe rent-charge was equally entitled to relief with farm lands as being agricultural property.

It seemed wiser to accept the distinction laid down in the Report, and to ask for relief in a form which would not imperil the success of the final settlement, of which the rating of tithe rent-charge was a mere detail.

He was not aware that there was anything in the Report which negatived the view that tithe rent-charge was a species of agricultural property. It depended upon what was meant by "property" and by "agricultural property."

But no good could come to the clergy by taking such a view; and it was indeed a sad straining of words to call the income of the parochial incumbent agricultural property.

In strictness, the tithe rent-charge not severed from the benefice was not *property* at all, in the same sense that other tithe rent-charge was. It was not the property of the incumbent, but the provision destined by law for the spiritual wants of the parish. The incum-

bent had a right to the usufruct only for the term of his incumbency, and when that ceased the fee was in abeyance, and the tithe rent-charge had no owner until a new incumbent was inducted into the benefice.

Still, though this was the theory of the thing, on the practical side of the question no distinction could be made between the property enjoyed by the incumbent during his term of office and any other real property enjoyed for life or for a term of years in consideration of certain services rendered.

And if it were once admitted that tithe rent-charge as a species of real property was rateable in proportion to the annual sum at which it was worth to let, it was difficult to see in which way the conditions of tenure, whether for money, services, or any other consideration, could come in to make any difference to the rateable value.

The argument that a deduction should be made in estimating the rateable value of such property on account of the services that must of necessity be rendered to become the legal holder of the property, was one that could not be sustained.

It had often been urged on behalf of clerical tithe-owners—had indeed been urged for 60 years—that a deduction varying from 30 to 45 per cent. should be made in the assessment of tithe rent-charge in respect of the spiritual services of the incumbent. No one, it had been said, could receive the rent-charge who did not perform the services; they were necessarily incident to the occupation, and an allowance must be made for them in estimating the annual rent, as being outgoings which a tenant must discharge before he could make any profit, or as being expenses which must be defrayed to maintain the property in a state to command a given annual rent.

This plea, specious and plausible as it undoubtedly was, had never prevailed with the legislature, though presented over and over again in various forms.

It, in fact, contained a fallacy of a subtle character, which common sense rejected without being able to clearly state the reason why.

There was a "reason why," however, and it was not difficult, though it might be unnecessary, to bring it forth to view.

The error arose from the mental disregard of the truism that no man can be at the same time both landlord and tenant. He might be, and often was, owner and occupier; but he could not be both landlord and tenant: *Nemo potest esse tenens et dominus.* Now, the incumbent of a benefice became the possessor of the tithe rent-charge in consideration of his spiritual services. It was because of these services that he was entitled to the tithe rent-charge, and being so entitled was qualified to take the position of landlord and to demise the property to a tenant. But having placed him in the position of landlord, and having for the purpose of estimating the rateable value of his property assumed a hypothetical tenant, one could not mentally fill up the place of this tenant with the person of the incumbent of the benefice. He was the one man in the world who was disqualified for the position. He was the landlord, the only man who could be landlord, entitled to demise and let the property by reason of his services; he could not be the hypothetical tenant. *Nemo potest esse tenens et dominus.*

When the property was visible, tangible, corporeal, like a farm or a house, the fallacy was obvious as soon as stated.

The rector who let his glebe farm did not seriously think that the rateable value should be less than other

farms, merely because the right to demise it belonged to him by virtue of an office which he discharged by spiritual service. But when the property was invisible, intangible, incorporeal, like a tithe rent-charge, the fallacy was by no means so obvious. It could only be detected in an artificial and formal manner. The argument which common sense scouted at once when applied to the rector's glebe was thought to be sound wisdom when applied to the rector's tithe rent-charge. It was so accounted 60 years ago, and was apparently so accounted to-day.

No one who studied the history of the question as set forth in the Report of the Royal Commission could doubt that the clergy suffered great injustice in the matter of local rates; but it did not follow that because a man had a sore place he was going to be cured by the wrong plaster. And 60 years of the reverse of betterment ought to convince the clergy that the application to their case of the doctrine of the "hypothetical tenant" under the Parochial Assessment Act was not going to give them much relief. As Colonel Raikes implied in his Paper, the wail of the clergy prior to 1896 had become such a well-recognised institution, that it was like adding insult to injury to help other sufferers first with an Agricultural Rates Act.

That long drawn-out and ever-increasing wail dated from 1840; it represented the outcome of repeated unwearying applications of the "hypothetical tenant" doctrine to a case to which it would not apply.

The clergy ought to have been considered before the farmers; they had a prior claim and a stronger one.

But though it was patent that as a matter of justice as well as of statesmanship an error was made in 1896, in not redressing a long-standing wrong at such an oppor-

tune time, he was unable to agree with those who thought that the only thing needed was to have labelled tithe rent-charge "agricultural land."

Though prepared to admit that "who drives fat oxen "must himself be fat," he had still to learn that all that issues out of agricultural land was "agricultural land."

The owner of a tithe rent-charge issuing out of such land was no more the occupier of an agricultural property than was the owner of a quit rent, or the owner of a ground rent issuing out of a site in Lombard Street that used once to be a garden.

Quit rents and ground rents were not rateable, and rent-charges in lieu of manorial dues, though they issued out of agricultural land and varied by statute with the price of three agricultural products, wheat, barley, and oats, were not rateable. Rent-charges in lieu of tithes were the only rent-charges which were rateable, and this by no means universally; and when they were, it was because they had been expressly and exceptionally made rateable by statute, not because they were agricultural property.

When the tithes were tithes not severed from the benefice, the original statute of Elizabeth laid down that the owner of them should be rated as an *inhabitant*, and not as an *occupier* of real property.

There was an essential difference between being rated as an inhabitant and rated as an occupier.

If the possessor of property were rated as an inhabitant, the personal factor was supreme; he was rated according to the benefit personally derived from the property, and, in consequence, the expenses he was necessarily put to in realising the annual revenue were deemed to be a proper subject of deduction. If he were rated as an occupier, the assessment took a very different

form. The personal element was cancelled, and the occupier rated according to the annual value of the property which he happened to occupy, apart from any considerations personal to himself, his skill, his time, his services, his capital, his losses or his gains.

Laymen, colleges, cathedral bodies, and other occupiers of tithes "impropriate or propriations of tithes," were occupiers of real property declared to be rateable property 300 years ago by the statute of Elizabeth, and for 300 years they had been rightly rated at such sums as their property would let for. They could not complain, nor did they complain, nor had they ever done so, that they were rated at large amounts when their property could be let at high rents.

But parsons and vicars with cure of souls did complain, and had a right to complain, when they were rated in the same way. They were not taxable for their tithes at all at commom law, but only under statute law, and there was nothing in any Act of Parliament to show that they were to be rated to the poor at what their tithes would let for; on the contrary, there was a distinct provision that they were to be rated not as occupiers but as inhabitants.

It was therefore simply a recognition of statutory rights of 300 years' standing to allow incumbents of benefices to deduct from the sum they would legally be rated at, if lay occupiers of tithe, something commensurate with, or at least representative of, the annual value of their personal services.

To do this was to give no new privilege, but merely to carry out the spirit and intention of the statute of Elizabeth.

If the sum thus deducted were in each case the amount that would be given for the stipend of a curate

under the Pluralities Act if the incumbent were non-resident, the equity of the case would be met, with as little disturbance of existing local burdens as circumstances permitted. In parishes with large tithe endowment, the proportionate change would be small; where the endowment was meagre the difference would be more considerable; in no case could it present appreciable difficulties or difficulties of a novel kind, and no grant from the Exchequer would be needed.

The English people were very fair-minded, and if it could be brought home to them that the clergyman had been really paying for 60 years more than he ought to have done on a true construction of the existing law of rating, they would not resist his being put on a fair footing, even if it did bring a slight unexpected burden upon themselves.

Slight this burden must be, however, because unexpected; and if anything more than slight it would not be tolerated without a grant in aid, which would expose the clergy to the taunt of being the recipients of public alms.

Mr. J. H. Sabin (Professional Associate) said the last speaker had to some extent anticipated many of the points which he had intended to make, but had come to somewhat different conclusions from the premises he had laid down.

He had listened to the Paper with very great interest, and he supposed that there was no one who had been in any way associated with the rural clergy during the last 10 or 15 years who did not sympathise with their undoubted hardships. But members of the Institution in their discussions were apt to dismiss sentiment and to argue rather from the point of view of practice, bringing to bear upon the question such know-

ledge of political economy as they might possess, and he did not think that sympathy should in any case turn a surveyor from the strict logic of his profession when discussing strictly professional ethics. If, therefore, he ventured to traverse some of the arguments which Colonel Raikes had adduced, it was not that he had no sympathy with the objects he had in view. While the rule he had suggested for the discussion of the subject obtained, he was precluded from more than a bare reference to it, but he could not shut his eyes to the fact that any large transfer of rates now charged to the clergy would be, absolutely and completely, an endowment out of national funds, and he submitted that it would be, in the hands of some of the quickwitted opponents of the Church, simply a new weapon of attack. Church funds were not at present State funds, but if it were proposed to replace about £125,000 of rates by a grant out of imperial taxation, a partial State endowment would be the result, and such a measure would be certain to invite hostile discussion. But much more cogent reasons might be advanced from the politico-economic standpoint, and from the position which a surveyor should take up in dealing with this question.

Reference had been made to the statute of Elizabeth as giving a reason why every inhabitant should be rated, and why tithes should to some extent be relieved. Everyone would admit that the spirit of that statute was admirable. Under it everyone must "contribute to "the support of the poor according to his means." That was a most praiseworthy sentiment. But so, also, was the theory that "all men were born free and equal," but it was sometimes found that both those very admirable sentiments were hard to put into practice. They were simply counsels of perfection. It was impossible to

make every inhabitant contribute according to his ability, and the Act had not been enforced simply because it was unenforcible. It was impossible to rate personalty in such a way as to secure a fair and reasonable *quota* or contribution from everyone in regard to their personal wealth. Imagine, for instance, a City company being rated on the value of its plate as personalty, or the pictures in a fine art collection being rated in the same way. It had been suggested as possible that ships should be rated as personalty, but could anyone imagine a great liner entering the port of Liverpool and being immediately pounced upon by the rate collector. The attempt to rate personalty must fail, and if it were argued that personalty was taxed by the income tax, then he would suggest that it was only to a very limited extent and for a very special purpose, and because there was a great national State reason why income tax should be levied.

With regard to the rating of tithes in particular, did the Parliament of former times really apprehend that by rating an inhabitant according to the rent he paid it would not be in fact obtaining a contribution from the payer of the rent but the receiver of the rent, and that the rent was the test not of the payer's ability to contribute to the rates, but of the owner's ability so to contribute—or perhaps of his non-ability? The method of rating under which it was admitted that the owner and rent receiver paid the rates, and not the occupier and rent-payer, had been in existence for about 300 years. Our whole fiscal system had been built upon that system, and our trade and commerce would be entirely disjointed by any departure from it.

But how was tithe rent-charge affected by this obvious fact that the rates were paid or were incident

to the ownership and not to the occupation? Tithe rent-charge was undoubtedly an interest in land. Whether it was land itself or not was another question; but it was an interest in land, and if more substantial evidence of this were wanted he could not do better than refer to the very pointed answers of Sir Henry Poland in his evidence before the present Royal Commission on Taxation.

With one notorious exception tithe rent-charge had always been treated as land, that exception being the Rating Act of 1896, to which he should presently refer. As Mr. Squarey had shown, tithe rent-charge might at any time become land simply by being merged, and it would be remembered that a Past-President of the Institution, the late Mr. Edward Ryde, urged very strongly that tithe rent-charge ought to be merged by the State. Further, he would remind members that in about 4,000 parishes tithe rent-charge was at the present time land to the extent that, on inclosure, land was accepted by the owner of the tithes instead of tithe rent-charge.

Now this interest in land was possessed in a large number of cases by parochial incumbents, and in what capacity? Here he joined issue with the last speaker, who, nevertheless, supported his (Mr. Sabin's) arguments by the first part of his speech. A parochial incumbent was possessed of his tithe rent-charge in precisely the same manner as another parochial incumbent was possessed of glebe allotted in lieu of tithe rent-charge. The owner of the glebe received the net income, and not the income plus the rates. The amount paid by the tenant for rates and rent combined represented elsewhere the amount of the tithe rent-charge received by the incumbent. The clerical tithe-owner was, in a sense, an occupying owner, but he had not the burden of

occupation, and although his income was not absolutely fixed (it was fixed in the legal sense of the term), he was not at any rate in the position of the unfortunate tenant who might or might not make any profit whatever. The income was always income.

It was said that the income which the incumbent derived from his tithe rent-charge was all his income, and that no other man was rated on his income; but was that so? Was not he in the same position as the owner of weekly property who with an income, say, of £150 a year paid £50 in rates, and had therefore an income, not of £150, but of £100? The tithe-owner had an income, say, of £150, less rates of £50, and his income was not therefore £150, but £100. By what right had the incumbent become possessed of the tithe rent-charge? He had not paid for it, for if he had he would have been guilty of simony. He had not inherited it, nor had he laid out any capital whatever on it; but he had become the owner of it by the payment year by year of his services. How could he therefore claim to have deducted from his income the amount of the estimated value of those services by reason of which he alone possessed it? It seemed to him to be arguing in a circle to contend that, because the right to receive the income depended upon his services, he should be able to deduct the value of those services in order to arrive at the amount at which he should be rated.

With regard to a large number of parochial clergy it might be said that their income had been expressly made up to them out of other Church funds on the basis of their becoming liable for rates. Probably about one-sixth of the present income of parochial incumbents from tithe rent-charge had been secured to them during the last 50 years. The addition to the income provided

for the payment of rates on this tithe rent-charge, and the net and not the gross income was taken as the basis of the augmentation.

He could not understand under what principle refusal to deduct chancel repairs had been made. With regard to the decision in the Welsh case, which he believed came to most persons as a surprise, he supposed the fiction was that the repair of the chancel was charged against the rector, and not against the estate; but he supposed there would be a poor chance of getting repairs done if there were no estate, but merely a "rectory." The matter was so small that it might well be given to the incumbents and the deduction made.

Then again he could not understand why the Government refused to grant that relief to the tithe rent-charge which they did to land in 1896. Tithe rent-charge being an interest in land, it seemed to him only reasonable that the deduction allowed in the case of the one should be allowed in the case of the other. He could only suppose that the question was such a difficult one, and involving so much larger a grant in aid than the Government had at its disposal, that it was put aside. But, without discussing the merits of the case at all, he suggested that tithe rent-charge should be dealt with in the same way as land.

There was a suggestion that tithe rent-charge should not have been charged with lighting, improvement and other rates laid on it during the past 25 or 30 years. He was strongly of opinion that such matters as education and repairs of highways and similar charges should to a large extent be paid for out of the national funds, and not by the local rates.

To make a passing reference to the Act of 1896, he could not go so far as to say that he considered it a

good one or even a moderate and just one. He could not understand why any Act should allow only a shilling an acre for land such as Colonel Raikes referred to, while it would give five shillings an acre and more to alluvial land, bearing large crops and producing considerable profits.

The whole present difficulty had arisen from the unprecedented fall in prices, which tithe-owners had been the last to feel, and which now pinched them the hardest. An upward movement would benefit them last but the most surely, and they would be wise if they remained patient and waited for it.

Mr. H. M. Grellier (Fellow) said that many persons regarded the Blue Books as dry reading, and would not take the trouble to study them, but he could promise those who would carefully peruse the second Report of the Royal Commission on Local Taxation that they would find it most interesting, and would gain an amount of information on the subject under discussion not readily obtainable from any other source; and when they had done so he thought they would find themselves in agreement with the almost unanimous conclusion of the Commissioners that the present law, as interpreted by the courts, worked unjustly in the case of the owners of tithe rent-charge not severed from the benefice, and that they were entitled to relief.

The repeated references to the "owners of tithe rent-"charge not severed from the benefice" suggested that a distinction was recognised between the clerical incumbent who was a tithe-owner and the lay impropriator; and although one of the members of the Commission considered that all should be treated alike, it seemed proper that a distinction should be made, because the

price of the lay impropriator's rent-charge was fixed in the open market, where it was bought and sold, the purchaser making allowance for the outgoings and liabilities to which it was subject; while the clerical incumbent, as a condition of the enjoyment of his benefice, had to provide, as the other had not, for the maintenance of the services of the church.

It might also be said that the lay impropriator who had bought his rent-charge was in a different position from the clerical appropriator, and he thought in considering this question it would be helpful to know in what proportions the rent-charge was held by the various classes of owners.

He estimated that the value of the whole of the tithe rent-charge in the current year was in round figures £2,500,000, and dividing that sum into 15 parts, 10 of them, as nearly as he could gather, would be found to belong to parochial incumbents, 3 to clerical appropriators, schools and colleges, and 2 to lay impropriators. This was of course a rough calculation, as many of the lay impropriators might have merged their rent-charge without registering it at the Board of Agriculture.

Then after making allowance of, say, 20 per cent. to arrive at the rateable value, and taking the rates at 2*s.* 6*d.* in the pound, he found that in round figures the parochial incumbents paid about £165,000, clerical appropriators about £50,000, and lay impropriators about £35,000 a year in rates.

He thought it quite time the rating authorities had some certain guidance in assessing tithe rent-charge, as he believed the figures were often "jumped at," and no attempt was made to discriminate between parishes in which the collection of the tithe rent-charge was difficult

and those in which it was easy. They simply took a certain percentage all through the union, and in such cases one found it hopeless to plead that in a particular case a larger deduction than the average allowance ought to be made. For this reason he believed that often the tithe rent-charge was over-assessed, and because the owner did not himself understand the principle on which it should be rated, and could not afford to pay for skilled assistance, or run the risk of being beaten on appeal, it remained so.

As to the gross and rateable values, the Poor Law Commissioners themselves issued two sets of conflicting opinions, and there was at the present time no exact and definite agreement as to how the assessment should be made.

It seemed to him that the position of the tithe-owner had in the last 70 years gone from bad to worse. If the principle laid down by *Rex* v. *Joddrell* had been adhered to, clerical incumbents might have had an allowance of from one-third to one-half off the annual value; but the Parochial Assessment Act of 1836, while it contained a proviso intended to preserve the benefit of this principle of assessment, really destroyed it, as was discovered in 1840 when the case of *Regina* v. *Capel* was decided. Subsequent decisions had the effect of depriving a tithe-owner of other substantial reductions to which the courts and authorities had considered him entitled, until in the present day it is found, as stated in the Report, that "in some cases an allowance of only 2½ per cent. "in addition to the rates and taxes," is all that is made. He thought one remarkable feature of these cases was, that although the decisions had been so contradictory there had never, so far as he knew, been an appeal. It

would almost seem as if the tithe-owner had followed the scriptural injunction and allowed anyone who robbed him of his coat to take his cloak also. How the legislature would deal with this matter it was, of course, impossible to say, nor was it easy to suggest how it should best be done, but it seemed to him that at any rate tithe-owners were entitled to the benefit of the provisions of the Agricultural Rates Act, 1896, and he most sincerely hoped that when the matter was considered the deductions which should be made from tithe rent-charge in arriving at the rateable value would be clearly and unmistakably laid down.

Mr. E. W. PETERSON (Visitor) said that as secretary to the Tithe-owners' Union he had listened with great interest to the very able Paper which Colonel Raikes had read, and to the interesting discussion which had followed it.

He believed that in the past the tithe-owner had suffered greatly from over-assessment, and had consequently a very substantial grievance. What he asked now was to have the assessment put straight, by legislation if necessary, and then to be dealt with under the Agricultural Rates Act of 1896, as were the owners and occupiers of agricultural land. Those with whom he was associated in this matter had been careful not to join in the cry for any abatement on the ground of personal service. They thought, rightly or wrongly, that they might possibly, if they did so, as one of the previous speakers had said, lay themselves open to an attack from those who held that the parson, as they termed him, was State-aided.

He contended that as matters now stood this was not the case. It was well known (and several speakers had alluded to the fact) that tithe was property which did not in any way belong to the State, and, unless it were taken forcibly, could not become State property.

The tithe-owners rather preferred to obtain relief by getting their assessment put on what they held to be a proper practical basis. Unlike the tenant of land, who was not assessed on his income but on what his property was let for, *i.e.* the rent he paid, they had always been subject to a close scrutiny on the part of the Assessment Committees, who were able to find out exactly what each tithe-owner received, and who, having ascertained the amount, would take off some purely arbitrary small sum for outgoings—$2\frac{1}{2}$ per cent., or 5 per cent., or something like that, for the cost of collection together with the rates actually paid—and then say that the balance would be the amount at which his property would let to a hypothetical tenant. Now the proof of the pudding was proverbially in the eating, and the value of anything was the price it would fetch, but the fact was that no tithes ever let for anything like the amount estimated in this manner.

When giving evidence before the Lords' Commission on local taxation he was asked if he could give an instance of tithe being let, and was unable to do so. He did not think any tithe had been let since the commutation, as the rent which would be offered would not be accepted by the owner of the property, and therefore the letting of tithe had fallen entirely into abeyance.

He thought it was quite true that, as had been said, all lettable property was let, not at what it was actually

worth, considering the interests of the tenant occupier and the owner, but at what it was worth to the occupier. But it had not yet been determined exactly what that was in the case of tithe, for, as he had said, it was not lettable. It was impossible, off-hand, to arrive at a practical valuation as it were the case of a purely hypothetical, not even a possible, tenant. He suggested that 15 per cent. should be allowed for actual outgoings, and 30 per cent. to represent the profits of the tithe to the person who farmed it, if he might use the expression. That gave 45 per cent. off the actual amount of tithe as shown by the commutation deeds of the present day, or rather the value of the tithe brought down by the corn averages to what it was worth at the present moment.

He thought that this deduction was not an unreasonable one. When the assessment of tithe was brought down by that means to what was just, he thought the tithe-owner should have the same advantage as was given by the Agricultural Rates Act of 1896 to the owners and occupiers of land. No large deductions for salaries of curates were asked for, because of the difficulties that would arise in deciding whether in any particular case the services of a curate were necessary, but he thought it would be desirable that in any future legislation the amount of the allowable deductions should be laid down very distinctly, and that the tithe-owners should not be left as at present to the tender mercies of Assessment Committees.

Colonel RAIKES, in reply, said several speakers had controverted his statement as to repairs of the chancel,

but the 77th paragraph of the Report of the Royal Commission on Local Taxation said, "As recently as 1897 a "deduction for chancel repairs was disallowed in the case "of the *Dean and Chapter of St. Asaph* v. *the Overseers* "*of Llanrhaiadr-yn-Mochnant*, on the ground that it "would not be incumbent on a tenant of a tithe rent-"charge to do such repairs. Mr. de Bock Porter, secre-"tary to the Ecclesiastical Commissioners, observing that "the obligation is one which it is impossible to avoid, "characterises this decision as a 'gross injustice.'"

He found among the deductions set out in the Report as not allowed: Landlord's property tax, land tax, liability to repair chancel of parish church, &c., so he thought he had a right to say that it had now been laid down that chancel repairs could not be allowed.

He was glad to hear Mr. Squarey explain, rather more forcibly than he had done, the exact effect of the Commutation Act. He did not think it was yet thoroughly understood what took place at that time. Many persons were led away by the idea that the rates were allowed off the tithe on making it tithe rent-charge or commuted tithe. In the case where a farmer had compounded before the Act, and where he was paying reduced tithes because of the rates, the Commissioners were instructed to ascertain the amount of the rates and to add them to those compounded tithes before arriving at the value of the tithe rent-charge. So that any allowance made for rates since the passing of the Act of 1896 was simply taking away with one hand what had been put on with the other.

He could only say, in reply to Mr. Buck's remarks as to the Bishop's authority for curates' salaries, that the Report of the Royal Commission seemed to be

definite on the point that the curates' salaries could not be allowed, and he might say he was fortified in the view he had expressed by the Vicar of Bromsgrove, who told him that out of £600 a year he paid £300 for curates' salaries, but was not allowed to deduct anything on that account. He agreed with Mr. Grellier, who was an acknowledged authority on the subject, that the system adopted by Assessment Committees in the case of deductions was a very rough one. He understood him to say that it was from 20 per cent. to 30 per cent. in unions, but he (the speaker) knew it to be in some cases more like 10 or 11 per cent. He held Mr. Grellier's opinion, that if one appeared before an Assessment Committee they wanted the whole details of the matter, and even if an entirely fresh point were raised and all figures produced, their answer was usually that such was their invariable system; the allowance was at a fixed rate for all cases. He was glad to be put right by Mr. Peterson on one point. He (Mr. Peterson) said that the Tithe-owners' Union were claiming 15 per cent. in the first place for the cost of collection, and then 30 per cent. for personal services. Mr. Peterson said they (the Tithe-owners' Union) did not claim for personal services, but that the 30 per cent. would be for what could be called tenants' profits.

He was sorry that his Paper must have been, in the nature of things, a somewhat dull one, but it dealt with a hard dull subject into which it would be injudicious, even if it were possible, to infuse any sentiment. He thought that it was very generally held that the clergy were not so well treated as they ought to be by the law, and that they had a right to bring forward their case especially since the Agricultural Rates Act, and to be

treated as owners of farm land, and not be put in the schedule with landowners of ornamental grounds, plantations, &c. They often derived their whole living, as a farmer did, out of the land.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

Papers 246, 247, 248.
Nos. 398, 399, 400.

THE BRISTOL MEETING.

AT

THE ORDINARY GENERAL MEETING,

Held on Wednesday, 26 April, 1899, at the Council House, Bristol,

Robert Vigers (President) in the Chair.

The President, at the conclusion of his official reception of the members, temporarily vacated the chair in favour of the Right Worshipful The Mayor of Bristol (Mr. Herbert Ashman), who desired to tender to the members of the Institution an official welcome to the city.

The Mayor said he was delighted, in the name of the city, to welcome them there that morning. He was extremely glad that they had selected Bristol for their second country meeting. He could only hope that their visit would be extremely pleasant and profitable to them. He noticed that one of their very early Presidents, recently deceased, was a gentleman who was articled to a Bristol firm, Mr. Robert Collier Driver. He was also glad to see that a gentleman whom they all honoured in Bristol, Mr. William Sturge, was one of their past Presidents, and that one who had passed away, their late city surveyor, Mr. Josiah Thomas, whom they much esteemed, was a member of the Institution. As regarded the city, his Worship felt he ought to say very little, as he saw that Mr. W. Sturge was about to read a Paper on "Bristol," and would tell them a good deal of its past history. They in Bristol, however, were not living on its past history, but were a live city, and making

very rapid and thorough progress day by day and week by week. Within the last 60 years they had trebled their population, and they had recently extended their boundaries very considerably, resulting in an additional population of some 70,000 persons.

Their docks also were making splendid progress. He was proud to be able to say that last year was a record one with their dock enterprise, both as regarded imports and exports. The docks, as many of them were aware, were the property of the citizens. They had two millions and a half of money invested in them, but they were not satisfied with that investment; they wished to increase it so that they might extend both the old docks and the docks at the river's mouth. Some years ago the length of the vessels that could be brought up to the old port was limited, but to-day they could bring up a vessel some 325 feet in length, while at the river's mouth they could accommodate with ease a vessel 480 feet in length. However, they were not content even with that, as they wished to be able to accommodate, both at the old port and at the river's mouth, vessels of larger dimensions. The secret of Bristol's success was that their manufactures were extremely varied. They manufactured almost everything, they imported almost everything, and they exported almost everything, and on this account they were growing as they had grown.

In conclusion, he expressed a hope that the visit of the Institution would be very pleasant and delightful to the members.

On the motion of the President, the members of the Institution thanked the Mayor for his remarks, and for the great trouble he had taken in connection with the visit of the Institution to Bristol.

The President then resumed the Chair, and the business of the Conference at once proceeded.

Paper 246.
No. 398.

FIRST PAPER.

BRISTOL.

By WILLIAM STURGE, Past-President.

Historical.

Bristol is one of the most ancient cities in England, but its origin in Saxon times is involved in much obscurity. In Domesday Book, compiled in 1086, it is referred to as part of the Royal Manor of Bertune, known to this day as the Hundred of Barton Regis. In the reign of King Stephen, 1135 to 1154, the city is thus described by Andrew De Chesne, a contemporary writer: "Bristow is the richest city almost of all the "cities of this country receiving merchandize from "neighbouring and foreign places with the ships under "sail, fixt in a very fertile part of England, and by "situation the most defensible of any city in England."

The city is thus described in the reign of Henry II. by William of Malmesbury: "Bristol was then full of "ships from Ireland, Norway and every part of Europe, "which brought hither great commerce and much foreign "wealth."

By the Charter of 47th Edward III. Bristol was first made a county of itself for notable services done to the King. Geographically Bristol is situate both in the counties of Gloucester and Somerset, about four-fifths in the former and one-fifth in the latter county, the old course of the River Avon being the boundary line.

In the year 1495 Henry VII. granted Letters Patent

to John Cabot, a Venetian or Genoese, then residing as a merchant at Bristol, and to his three sons, Lewis, Sebastian, and Sanctious, for the discovery of unknown lands. In 1497 John Cabot and his son Sebastian sailed from Bristol with a fleet of six ships, and on 24th of June of that year they discovered Newfoundland, five years after the first voyage of discovery of Christopher Columbus from Spain. Four centuries later, in 1897, Bristol celebrated this great event by the erection on Brandon Hill of the lofty and handsome tower called "The Cabot Tower."

Bristol was created a Bishop's See by Royal Letters Patent in the year 1543 (34th Henry VIII.). In or about the year 1835 the See was very improperly abolished by the Government of that day and united with that of Gloucester. After great difficulties in raising the requisite funds, the See was reconstituted in 1897, and after the lapse of more than sixty years Bristol has again the privilege of a separate bishop.

Bristol suffered severely during the Civil Wars. In 1642 the town and castle were occupied by the Parliamentary forces. In 1643 the city was besieged and taken by the Royalists under Prince Rupert, and Charles the First and his sons Charles and James took possession. In 1645 the city was again besieged by Fairfax and Cromwell, and in September of that year was stormed and taken. The house in Tyndalls Park called "The Fort" now occupies the site of one of the forts from which the city was bombarded. In 1655 the castle, which was very extensive and occupied a strong position between the Rivers Frome and Avon, was demolished by the order of Cromwell. Part of the moat is still in existence; the site is now occupied by Castle Street and Castle Green.

Macaulay thus refers to Bristol in his *History of England:* "Next to the capital, but next at an immense dis- "tance, stood Bristol, then the first English seaport, and "Norwich, then the first English manufacturing town. "Both have since that time been far outstripped by "younger rivals; yet both have made great positive "advances. The population of Bristol has quadrupled. "The population of Norwich has more than doubled.

"Pepys, who visited Bristol eight years after the "Restoration, was struck by the splendour of the city. "But his standard was not high; for he noted down, as "a wonder, the circumstance that, in Bristol, a man "might look around him and see nothing but houses. "It seems that in no other place with which he was "acquainted, except London, did the buildings com- "pletely shut out the woods and fields. Large as Bristol "might then appear, it occupied but a very small portion "of the area on which it now stands. A few churches "of eminent beauty rose out of a labyrinth of narrow "lanes, built upon vaults of no great solidity. If a coach "or a cart entered those alleys, there was danger that it "would be wedged between the houses, and danger also "that it would break in the cellars. Goods were there- "fore conveyed about the town almost exclusively in "trucks drawn by dogs; and the richest inhabitants "exhibited their wealth, not by riding in gilded carriages, "but by walking the streets with trains of servants in "rich liveries, and by keeping tables loaded with good "cheer. The pomp of the christenings and burials far "exceeded what was seen at any other place in England. "The hospitality of the city was widely renowned, and "especially the collations with which the sugar refiners "regaled their visitors. The repast was dressed in the "furnace, and was accompanied by a rich brewage made

"of the best Spanish wine, and celebrated over the "whole kingdom as Bristol milk. This luxury was "supported by a thriving trade with the North American "plantations and with the West Indies. The passion "for colonial traffic was so strong, that there was scarce "a small shopkeeper in Bristol who had not a venture "on board of some ship bound for Virginia or the "Antilles.

* * * * * *

"The number of houses in the city appears from the "returns of the hearth-money to have been, in the year "1685, just five thousand three hundred. We can "hardly suppose the number of persons in a house to "have been greater than in the City of London; and in "the City of London we learn from the best authority "that there were then fifty-five persons to ten houses. "The population of Bristol must therefore have been "twenty-nine thousand souls."

About the beginning of the eighteenth century the Corporation built Queen Square and Prince Street on the land called "The Marsh," situate between the Rivers Frome and Avon. It is a noble square of about 6¾ acres, with a statue of William the Third in the centre, and surrounded by good houses, which up to the end of the century were occupied by wealthy merchants, who then lived close to their places of business. The houses are now mostly occupied as mercantile offices. Portland Square, a handsome square built about the end of the last century, was within my recollection occupied by wealthy citizens. Nearly the whole of the houses are now converted into shoe factories. The class of people who formerly lived in these places has now drifted away to Clifton. During the greater part of last century the part of Bristol still known as the Hotwells, situate between Clifton and the

River Avon, was a fashionable watering place, frequented for the purpose of drinking the water of the Hotwell, said to be valuable as a cure for pulmonary complaints. In 1789 the lessee of the spring raised the price of the water to such a degree that the public were driven away, and the once thriving place became almost a desert, and has never recovered its prosperity. Clifton, up to the middle of the last century, was little more than a suburban village. Towards the close of the century there was a great extension of buildings. The Royal York Crescent and Cornwallis Crescent were built, and the place began to assume the aspect of the west end of Bristol. Since then there has been a vast extension, and little or no land in the parish remains unbuilt upon.

Extension of Boundaries and Population.

The ancient city was walled, and some remains of the walls remain and can be traced to this day. One of the gates remains—the fine Gothic arch under the tower of St. John's Church at the bottom of Broad Street.

The area of the ancient city was 755 acres. Under the provisions of the Reform Act passed in 1832 the boundaries were extended to include Clifton, the District of the out parishes of St. James and St. Paul, the out parish of St. Philip and Jacob, and parts of the parishes of Westbury-on-Trym and Bedminster; the area was thus extended to 4,879 acres. By the Reform Act of 1885 the Parliamentary Borough was largely extended to include the parishes of Stapleton and St. George and part of Horfield, and the city was divided into four divisions, North, South, East, and West, each returning one member to Parliament, making four in the whole.

By the "Bristol Corporation Act, 1897," the Municipal Boundary was still further extended, and now includes the large area of 11,468 acres, or within a fraction of 18 square miles. Of the population in early times there is no record, nor, indeed, anything authentic, prior to the general census in 1801. Macaulay, in his *History of England*, states the number of houses from the returns of the hearth-money in 1685 to have been 5,300, and allowing 55 persons to 10 houses, estimates the population at 29,000. Yet in 1712 the number of houses in the ancient city was ascertained to be 4,311, and the population, estimated at a fraction over five persons per house, was reckoned at 23,000. Again in 1735 the number of houses was found to be 5,701, and the population was reckoned at 30,000. In both these estimates the houses outside the city boundaries, computed at upwards of 1,000, are omitted, and including these the population in 1735 would be about 35,000.

The population at the census of		1801	was	61,153
„	„	1811	„	71,483
„	„	1821	„	85,108
„	„	1831	„	104,408
„	„	1841	„	125,146
„	„	1851	„	137,328
„	„	1861	„	154,093
„	„	1871	„	182,152
„	„	1881	„	206,503
„	„	1891	„	221,655
Including added districts estimated in		1899	at	320,000.

It will be seen that in the 90 years from 1801 to 1891 the population within the same area increased within a fraction of 400 per cent.

The Port and Commerce of Bristol.

It will be seen from the historical references at the commencement of this Paper that Bristol early became a port of great commercial importance.

The extract from Macaulay's *History of England* (already quoted) shows that in the latter part of the seventeenth century Bristol merchants were largely engaged in the West India trade, and we learn from other authorities that early in the eighteenth century they embarked in the slave trade, and earned enormous profits by supplying the West Indian planters with slaves to work their estates. In 1787 Clarkson commenced his crusade against this inhuman traffic, which was finally abolished by Act of Parliament in 1806. The estates, however, were still cultivated by slaves, and the West India trade of Bristol continued to prosper until the abolition of slavery in 1834. From that time the trade has gradually declined, and is now quite extinct in Bristol, having given place to the importation of beet-root sugar from the continent of Europe. Up to the earlier part of the reign of George III. Bristol maintained its position as the second port in England. About that time, however, Liverpool shot ahead, backed by the enormous growth of the cotton-spinning and other industries in the North of England, where it was impossible for Bristol to compete.

Up to early in the present century there was no floating dock in Bristol, and all vessels took the ground on the ebb of the tide. In 1803 the Bristol Dock Company obtained an Act of Parliament to empower them to convert the harbour formed by the confluence of the Frome and Avon into a floating harbour about two miles in extent from Bristol Bridge to the Hotwells. A

new channel for the tidal river was formed to provide for the natural outflow of water. This great work was completed in 1810. Unfortunately the dock company fixed their dues so high as to drive away trade from the port. This decline reached its climax in 1832, when only 50,000 tons of shipping entered the port from foreign parts. This state of things continued with but little improvement until 1848, when the Corporation obtained an Act of Parliament to enable the city to purchase the dock estate; and the citizens submitted to a perpetual rate of fourpence in the pound in order to maintain for the shareholders in the company their average income. The dues were largely reduced, with the result that the foreign trade has increased eightfold, from about 100,000 tons of shipping in 1849 to upwards of 800,000 tons in 1898; and notwithstanding great remissions of taxation, the customs duties collected in the port have increased during the same period from about one million to £1,846,889 in 1898. This amount is only exceeded by the two ports of London and Liverpool.

The River Avon has been straightened and deepened, and new docks have been constructed at Avonmouth and Portishead. Bristol has now become one of the greatest marts for the importation of grain and other provisions, and sugar. The great lack of the port is an export trade, owing to Bristol not being backed by a great manufacturing district. Schemes are afloat for increasing dock accommodation, including one for the dockization of the river, and the other for increased dock accommodation at Avonmouth. Each of these schemes would entail an enormous outlay, with the risk of additional taxation. As to the comparative merit of the two schemes, public opinion is much divided, with the result

that nothing has been done to provide for the increasing size of steamships.

Manufactures.

The commercial importance of Bristol does not depend only on its port; it is also a great and increasing seat of manufacturing industry of various kinds. Among its leading industries may be mentioned tobacco, cocoa, soap, locomotive engines, railway waggons, stone-ware, pottery, bottle works, cotton works, rope-making, flax spinning. mineral waters, confectionery, corn mills, breweries, distilleries, carriage building, stationery, and paper bags, wholesale boot and shoe factories (introduced within the last 40 years, and now carried on by nearly one hundred firms), tanyards, chemical works, wholesale clothing, graving docks, and many other industries of minor importance. These various works employ in the aggregate many thousands of hands.

Clifton and Durdham Downs, and Public Parks.

Few great cities are better provided than Bristol with places of recreation for the people. Clifton and Durdham Downs are commons, lying at an elevation of from 250 to 300 feet above the River Avon, and together form an extensive and beautiful place of recreation of about 400 acres commanding fine views; having a bracing and salubrious air, and intersected by several miles of carriage drives. In some parts the Downs are studded with hawthorns, which make a magnificent display in the Spring. In other parts the large open level areas affords spaces for cricket, golf and football. The Society of Merchants are lords of the manor of Clifton, and in 1860 the Corporation purchased the lordship of the manor of

Durdham Down; and both of these bodies combined to obtain an Act of Parliament which provided that the Downs should for ever be preserved for the recreation and enjoyment of the citizens. In addition there are several public parks, Brandon Hill, Bedminster (the site of which was generously presented to the city by Sir J. H. Greville-Smyth, Bart., of Ashton Court) Eastville Park on the east, and Windmill Hill on the south of the city; also Redland Avenue, commonly called "The Lovers Walk" partly presented to the city by the late Francis and Richard Fry, and partly by Mr. W. H. Edwards. There are also several smaller open spaces scattered about in the centre of the city, amongst which I may specially mention Colston Avenue, formed by the covering in a few years ago of the River Frome above the old drawbridge and ornamented with statues of Edmund Burke, who once represented Bristol; and of Edward Colston, the eminent philanthropic benefactor of Bristol, whose memory is honoured by the annual gatherings and subscriptions for charitable objects of the Dolphin, Anchor, and Grateful societies on "Colston's Day."

Education.

Bristol is well provided with educational establishments. There is University College with its staff of professors affording education of the highest grade; but crippled by scanty funds and unable to complete its half furnished buildings in Tyndall's Park. There is Colston's School, a blue coat school for 120 boys, endowed by Edward Colston. There are the old foundation schools under the management of the trustees of the Bristol Municipal Charities, viz: The City School, or Queen Elizabeth's Hospital; a blue coat school, founded in 1586

by John Carr, and endowed by him with large estates; the Grammar School, founded by Robert Thorne in the reign of Henry VIII., with its noble Gothic building in Tyndall's Park, erected in 1879; this is a higher grade school which affords a first class education. The Red Maid's School, a charity school for poor girls, founded by John Whitson, endowed by his will in 1628. The Cathedral School, founded in the reign of Henry VIII., but reorganised by a scheme of the Ecclesiastical Commissioners in 1882, is a higher grade school in connection with the cathedral, and affords a liberal education to upwards of 100 boys, of whom 18 are trained as choristers.

Turning to more modern institutions, I refer to the "Merchant Venturers School" or "Technical College" with its handsome building in Unity Street erected by that society in 1885. In this school, technical education of the highest class is given in chemistry, engineering, and the various arts and handicrafts required in manufacture. The Clifton College was founded by a company in 1860, and has gradually grown to be one of the great public schools in England, affording a first class education to about 600 boys. It has a noble pile of Gothic buildings situate in College Road, Clifton.

I must not omit to mention the Clifton and Redland High Schools for Girls, which afford a liberal education to upwards of 400 scholars.

Water Supply.

Bristol is admirably supplied with water. The Bristol Waterworks Company obtained an Act of Parliament in 1846, authorising them to obtain supplies from springs at Chewton Mendip, 14 miles from Bristol, as well as from other sources, and to construct reservoirs at

Barrow Gurney, five miles from Bristol. Several more recent Acts have been obtained in order to increase the supply. The Company's three store reservoirs at Barrow occupy about 130 acres, and are placed at an elevation which admits of the flow of water by gravitation to all but the highest parts of the city. There is a low service reservoir at Clifton, from which the water is pumped to a high service reservoir on Durdam Down. There is also a deep well and pumping station at Chelvey, ten miles from Bristol, to supplement the supply in dry seasons, with the result that through the drought seasons of recent years a constant supply was maintained. With a view to the increasing population of the city, the Company are now constructing a reservoir of several hundred acres at Blagdon on the River Yeo, 12 miles from Bristol. The total expenditure of the Company on works is about £1,680,000, and the water revenue is about £114,000 per annum. I have acted as the Company's surveyor in the purchase of land and wayleaves for pipes from the date of its formation to the present time.

The city is well lighted with gas; the total capital of the Bristol Gas Company is £1,426,950; the gross revenue is £134,636. The present price of gas to consumers is 2*s.* 4*d.* per 1,000 cubit feet.

The Corporation has erected electric light works in Temple Backs and some of the leading thoroughfares and many shops and places of business are lit with the electric light.

Tramways.

Bristol is well supplied with tramway accommodation by "The Bristol Tramways and Carriage Company, Limited," which has constructed upwards of twenty

miles of tramway, leading in all directions from the "Tramway Centre" at St. Augustine's Bridge, which is a busy scene of tramcars starting every few minutes. The Company was one of the first to adopt electric traction on the overhead wire system on its lines from Old Market Street to Eastville, Fishponds and Staple Hill, and St. George and Kingswood, about eight miles in length. Further extensions of eight miles are in progress, and the whole system will shortly be worked by electric power. The capital expended is upwards of £600,000, and the gross earnings are about £120,000 per annum.

The Corporation.

The civic government has been vested in the Corporation from very ancient times. The office of mayor dates back to the reign of Edward III. if not before. Under an Act of 23rd Elizabeth 1581, the city was divided into 12 wards, and the civic government was vested in a mayor, 12 alderman, and 42 common councillors, all of whom were self elected; and as might be expected under this system, great abuses crept in. The mayor occupied an official Mansion House in Queen Square, which was burnt down in the Reform riots of 1831. Under the provisions of the Municipal Corporations Act in 1835. the government was vested in the Town Council, consisting of 48 councillors, chosen by popular election, and 16 aldermen elected by the councillors, and a mayor elected by the entire body. On the extension of the boundaries of the city in 1897, the Council was increased to 21 aldermen and 63 councillors.

The mayoralty is still kept up with much of its ancient state. The mayor has his chaplain, his sword-bearer, his state coach, and his cap of maintenance; and

inaugurates his year of office on Advent Sunday by a state procession of the Council in scarlet robes to St. Mark's Church, usually called the "Mayor's Chapel," in College Green. In 1874, the late Alderman Thomas Proctor presented the city with a handsome mansion house on Clifton Down, which is the official residence of the mayor during his term of office.

Street Improvements.

As might be expected in an ancient walled city, the streets of Bristol were much too narrow for the requirements of modern traffic. For many years after the construction of the principal railway station in Temple Meads, the only approach to the centre of the city was by Temple Street, a narrow and mean looking thoroughfare. Redcliff Street, the principal carriage access from the west, was so narrow that the heavy traffic often blocked the street. Between the year 1866, and the present time, great improvements have been carried out under various Acts of Parliament by means of loans for terms of years, raised on the security of the borough rates. These improvements notably Victoria Street, New Baldwin Street, Redcliff Street, Perry Road, Colston Street and many minor schemes have been carried out at the cost of upwards of half a million, of which outlay a large proportion has been recouped by the sale of salvages.

Tenure of Property.

There is in Bristol no great dominating proprietor able to dictate the tenure on which land shall be granted for building. By far the greater part of the property is held by a numerous body of proprietors on freehold

tenure free from ground rent, or subject only to a small quit rent. The system of granting land for building on leases for 99 years does not prevail, and is regarded with such disfavour that for residential purposes this tenure is almost unknown. The usual practice is to grant land for building in perpetuity subject to ground rents locally known as "fee farm rents," which are similar to the Scotch "feu." Well secured ground rents could formerly be purchased for 20, 22, or 25 years' purchase; they now freely realise from 28 to 30 years' purchase. The Corporation of Bristol is the largest property owner in the city, owning property producing about £20,000 per annum, besides the docks and markets. Some of their property is granted on the antiquated tenures prevalent two centuries and century and a half ago. Queen Square and Prince Street, and other places were granted on leases for 40 years, renewable for ever on payment once in every 14 years of "one full years rack "rent or yearly value," subject to applications for renewal being made within one year after the renewal becomes due, and to the premises being kept in repair. The effect of this tenure is to bar almost all improvements for fear of increased fines. Much of the corporation property was formerly held by lessees for lives, and previously to the year 1849, it was the practice to put in new lives on payment of an arbitrary fine, but this was not compulsory. In that year all the lessees were offered to commute their life leases into the term of 75 years absolute, on payment of an additional reserved rent calculated on the difference in value. Many, but not all the lessees availed themselves of this offer. There are still a few outstanding life leases, which are allowed to fall in hand as the lives drop.

A good deal of property in the ancient city is owned

by charitable foundations and parochial vestries; which, owing to the delay and restrictions in granting building leases, is far the most part the least improved property in the city.

Increase in the Value of Property.

The value of property in the principal business streets has very largely increased during the last twenty years; in Corn Street and Clare Street, where most of the banks and insurance offices are situate, transactions have taken place at from £50 to £65 per yard super, including buildings a century old, in most cases taken down to clear the site. In one case of a corner plot, about £110 per yard was paid. In New Baldwin Street the average ground rent has been 10*s.* per yard, and one corner plot 13*s.* 4*d.* per yard. In Wine Street (the chief seat of the drapery trade), a plot of vacant land containing 204 square yards realised by auction last year the ground rent of £250 per annum, equal to £1 4*s.* 6*d.* per yard, which at 30 years' purchase amounts to £36 15*s.* per yard in fee. An adjoining plot of 251 yards, with larger frontage, realised the ground rent of £380 per annum equal to £1 10*s.* 3*d.* per yard, worth at 30 years' purchase £45 7*s.* 6*d.* per yard in fee. The rents of shops and business premises in the main streets have been steadily rising. A house in Clare Street which sold for £6,000 ten years ago has just been resold for £9,000, an advance of 50 per cent. On the other hand the rents and selling value of residential property in Clifton have depreciated 20 to 25 per cent. within the last 20 years especially those of the larger and older houses, not adapted to modern requirements. In the case of more modern houses, I think the heavy ground rents (often equal to one fourth of the rack rent), affect the market value.

There is less disposition than formerly to purchase houses for investment.

Water side property has increased in value. Under the compulsory powers of the "Bristol Dock Act, 1897," the Corporation purchased last year 11a. 3r. 0p. of water side property for £69,350 being at the rate £5,900 per acre.

Rateable Value and Taxation.

The gross estimated rental of the city has largely increased.

		£
In 1861	it amounted to	508,988
In 1871	„	719,237
In 1875	„	779,572
In 1886	„	932,496
In 1891	„	1,037,431
In 1897	„	1,153,311
In 1898 the extended city about		1,420,000

The rates in the pound in different years are as follows, viz.:

	s.	*d.*
1875	5	$2\frac{3}{4}$
1893	6	$1\frac{1}{2}$
1894	6	6
1897	6	$3\frac{1}{2}$
1898	7	1

The last half-year's rate were as high as 3*s.* 9*d.* in the pound, and if as is probable the next half-year's rates will be equally high, this will make 7*s.* 6*d.* in the pound for the year. The increase since 1875 is due to the school board and sanitary rates.

Public Health.

The city is healthy; the death rate in 1896 was 16·9

per thousand, whilst the average rate of 46 other large towns was 18·9 per thousand. The sewage is discharged into the River Avon and is carried away by the rapid fall of the tide into the Severn. A scheme is under consideration, but is not yet matured for the construction of a large sewer to convey the sewage into the Severn instead of the present discharge by the Avon.

Concluding Remarks.

I must now bring this Paper to a close, and trust the information I have gathered together may prove interesting to those Members of our Institution from a distance who attend this Meeting; and I hope it may tend to raise their opinion of the importance and commercial resources of this ancient city, although its distance from the great manufacturing centres of the north of England places it at a disadvantage in comparison with some of the great northern towns.

Mr. T. M. Rickman (Fellow) said he had great pleasure in proposing a vote of thanks to Mr. Sturge for his Paper, informing members so succinctly of the history of the town which they had so much pleasure in visiting. The Paper was especially welcome as coming from an old Past President of the Institution, whom all the members looked up to both as a professional man and a revered friend. His cordial welcome to the members was a token of that reciprocity between the London and Provincial members which the annual visits were intended to bring about.

The Port of Bristol was especially interesting to every one who studied the older English towns. Bristol, like many other ports, was originally valuable mainly

on account of its difficulty of access; but now by means of modern powers and improvements, it was made not only difficult of access for an enemy, but easy of access for mercantile shipping.

Another interesting connection between London and Bristol was the erection at Clifton of the Suspension Bridge which many members would remember as the old Hungerford Bridge.

He had always taken an interest in Bristol, because in his early days it was a familiar word in connection with works carried on by his father, and he had been specially interested on going over the town to see specimens of nearly every style of architecture that had been adopted in this country from the revival of Gothic architecture to the present time. Many of the buildings could be dated from their style, and, moreover, the very forms of the buildings told in many cases the history of the changes which Bristol had undergone There were the old square plans at the corners of the original crossings, and the very difficult corner plots arising from the crossing of new streets during the improvements which had been carried on of late.

He should like to ascertain from Mr. Sturge something of the working of the city surveyorships, which he understood dealt with the buildings of Bristol in the same way as district surveyors did in the case of those of London.

He was, personally, an advocate of the system of leaseholds, which, he gathered, both in Bristol and certainly in the North of England, were greatly objected to by the majority of people who had not experienced its advantages. In London, certainly, there was a great advantage in land coming back from time to time into

the hands of the large owner, and being dealt with in a large way, instead of as the property of individuals whose interests were but very small and who dealt with it in a little manner; and although Mr. Sturge alluded to the general objection which existed in Bristol to leaseholds, he seemed on page 371 of his Paper to admit that the leasehold system had at least some very great advantages.

Mr. JOHN SHAW (Fellow), said he had much pleasure in seconding the vote of thanks to Mr. Sturge. There were few men who could prepare so admirable a Paper from their personal experience. Mr. Sturge, as was well known, had been in practice in Bristol for more than half a century. During that time the city had made marvellous progress, which was creditable to all concerned, especially to the Corporation of this ancient city.

Mr. WILLIAM STURGE briefly acknowleged the vote of thanks, stating that the preparation of his Paper had been a most agreeable task, and he was glad that it had met with the approval of the members.

Paper. 247.}
No. 399.}

SECOND PAPER.

ON THE RECENT PROPOSALS TO ENABLE WORKING MEN TO PURCHASE THEIR DWELLINGS BY MEANS OF LOANS FROM LOCAL AUTHORITIES.

By HOWARD MARTIN (Fellow).

For many successive Sessions Bills more or less alike have been introduced into Parliament for the purpose of enabling local authorities to lend money to their constituents of the working class with which to buy dwelling-houses for their own occupation.

The Bill introduced with this object by Sir Howard Vincent in the Session of 1898 met with so much support from both sides of the House that it was evidently probable some similar measure would become law in the immediate future, and this probability is much increased by Mr. Chamberlain's having introduced a Bill with the same purpose, though differing in its details, during the present Session. There was a time when the socialistic tendency of the Bill would alone have been sufficient for its condemnation by a large majority. But times have changed; Conservative and Liberal Governments alike have committed themselves to socialistic legislation, and

it is necessary now for practical politicians to discuss such proposals on their merits from the point of view of results and not of abstract principle.

It ought not, however, to be forgotten that England has become great in the practice of the principles of individualism, and by means of the self-help and energy it has fostered. The political freedom and business prosperity which have made England what she is have been developed in the past by the energies of her individual citizens, unhampered in the main by Government interference and unenfeebled by dependence on State aid; and if altered and more complicated conditions now render it necessary that the State should first in one direction and then in another, control or assist departments of business or social life which hitherto have been left to the individual, it becomes increasingly important to inquire as each case arises whether in reality enough would be gained by the proposed interference of the State to compensate for the inevitable disadvantages of driving individual enterprise out of the field by State competition, and diminishing the responsibility and self-reliance of the individual by State aid; and if so, in what least harmful manner that aid can be afforded.

It is highly probable that if any Bill with the proposed object becomes law in the immediate future, the law will be more or less in the form of Mr. Chamberlain's Bill of the present Session, not only because it *is* his, but because in some important respects it appears more likely to attract the support necessary to pass it and to be more workable when passed than its predecessors.

For the present purpose therefore it will be sufficient to give a short account of this Bill alone, as an example

of what is to be expected in the way of practical legislation.

The Bill provides that the local authority of any county or county borough, or under certain conditions of any urban district not being a county borough and containing a population above 10,000, may advance to a resident in any house within the area, money to enable him to acquire the ownership of the house, provided that the advance shall not exceed either four-fifths of what in the opinion of the local authority is the market value of the ownership, or the sum of £240.

The advances may be for a period not exceeding 30 years, bearing interest at a rate 10*s.* above the rate at which the local authority can at the time borrow money from the Public Works Loan Commissioners. At the present time I am informed that the latter rate for a 30 years' loan is $2\frac{3}{4}$ per cent., and the rate of interest chargeable by the local authorities for advances would therefore be $3\frac{1}{4}$ per cent.

The repayments may be made either weekly or at any periods not exceeding half-yearly, and the whole of the unpaid balance or any part of it amounting to £10, or any multiple of £10, with interest then due, may be paid off at any quarter after giving one month's notice. If (as would probably be the case) principal and interest were repaid together in equal instalments the payments would amount to about $5\frac{1}{2}$ per cent. per annum on the loan.

The local authority can only make such advances to an applicant who resides or intends to reside in the house to be bought, and the house must be in good sanitary condition and good repair, and can only be held by the borrower (until the advance has been fully repaid) subject to the punctual payment of all sums due for principal and interest, to the borrower continuing to

reside in the house, to its being kept insured against fire and in good sanitary condition and repair, and also to its not being used for the sale of intoxicating liquors, nor, without a written consent of the local authority, for any other purpose than that of a private dwelling-house.

The borrower may at any time transfer his interest in the house, but only to a person intending to reside in it. Where default is made in complying with the statutory conditions as to residence the local authority may take possession of the house. In the case of any other breach of any of the statutory conditions the local authority may either take possession of the house or order the sale of it by auction without taking possession.

Where the local authority take possession of a house, they are to pay to the owner either an agreed sum or the value of his interest in the house after deducting from it the amount of the advance then remaining unpaid and any sum due for interest; the value may be settled by a county court judge or by a single arbitrator appointed by a county court judge.

All costs incidental to taking possession or other disposal of the house incurred by the local authority are to be deducted from the amount payable to the owner, and if the local authority order a sale of a house without taking possession, it must be put up for sale by auction, and if they fail to sell it by auction for a sufficient sum to repay them the principal and interest then due they may take possession of the house without paying any sum to the owner.

The Bill allows a special arrangement to be made for the owner's letting a house subject to advances furnished and for residing away from the house by permission of the local authority on account of any special employ-

ment; and also suspends the condition requiring residence for twelve months after the death of the proprietor. The title of the property on which advances are to be made is to be registered, and the cost of registration paid out of the advances, and future transfers are to be made easy by rules under the Lands Transfer Acts, the fee for each transfer being limited to 10*s*.

The expenses of carrying out the Act are to be paid out of the rates, and if the net expenses in any one year amount to a penny in the pound on the rateable value of any district no further advances shall be made in that district until five years after the end of that financial year; or if these net expenses at that date still exceed a penny in the pound, until they fall below that sum. In many boroughs to which the Bill would be applicable a penny in the pound, on the rateable value would amount to between £2,000 and £3,000 a year; and a local authority incurring net expenses of this amount for a succession of prosperous years might, if bad times came and it had to sell its securities, find that it was involved in a very heavy capital loss. Advances may be made for the purchase either of freeholds or of leaseholds with at least sixty years unexpired at the date of the purchase.

The Bill applies, with slight variations, to Scotland and Ireland.

It will be seen that the Bill would effectually prevent any attempt being made to utilise its powers for the purpose of speculation or even of mere investment, by limiting the application of the Bill to actual residents in the houses purchased by its assistance, but that very provision may add considerable difficulties to the working of the Bill in times of business adversity, when many cottages usually stand empty, the demand for such pro-

perty ceases, and the holders of advances under the Act if driven to seek employment elsewhere would be unable to find occupying purchasers.

It is to be observed also that the Bill provides no means by which the value of the securities for advances is to be ascertained, and it will of course depend largely on the accuracy with which this is done whether the Act if extensively put into operation will cause serious loss to the ratepayers or not. The operation of the Act is not limited to any class of householders, and as local authorities may lend as much as £240, being four-fifths of the value of one house freehold or leasehold, the value of houses purchased might be nearly £30 a year if leasehold and subject to a ground rent of moderate amount. Although such houses are often occupied by persons who are not members of what is ordinarily understood as the working class, they are usually little if any better off, and need and deserve assistance as much; and assuming that it is desirable to spread the ownership of house property in this manner, there seems to be no particular reason why the benefits of the Bill should be limited to members of one class alone.

The Bill is entirely permissive, the local authorities not being bound to lend nor the owners of house property bound to sell.

The limits of the time available for the purpose render it impossible to do more than discuss the general principle of the Bill, and I do not propose therefore to attempt any exhaustive criticism of its details.

In the abstract there can, I suppose, be no doubt that it is most desirable to interest as large a proportion of the population as possible in the stability and economy of the administration of national and local affairs, and in the prosperity of the country in general and of each

man's own district in particular, by making ownership of the soil as wide as possible, and especially by extending it amongst working men, who at present in most districts escape as tenants all, or nearly all, contribution to local taxation, while they have a preponderating voice in deciding what sums are to be raised by the rates, and how they are to be spent.

The conditions of the case are, however, too complicated to allow of its being decided entirely by abstract principles, and it is necessary to inquire in this as in most cases whether or not there is anything in the special circumstances which might prevent legislation with this object securing a real advantage to the class it is sought to benefit and a gain to the community in general.

It seems probable that no Act which limits the ownership of a house purchased by the help of loans from the local authority, to actual residents in the house until the loans are entirely paid off, will be very widely applied, but even if that provision be retained in the Bill as finally passed, it is intended of course that the loans from local authorities shall be in due course paid off, and the houses purchased with them become the uncontrolled property of the owners, instead of their remaining merely tenants under another name of the local authorities. However desirable occupying ownerships of such houses may be from moral and social points of view, from the business point of view small house property, especially in towns, is the worst investment a working man, or indeed any man of relatively small means, can have. The outgoings are uncertain; buildings are not only in need of regular repair, but (and especially such houses as those in question) are liable to accidents from weather and other causes, which

may very unexpectedly increase the cost of necessary repairs; and, more serious than all, the varying and increasing requirements of sanitary authorities make a very serious and uncertain addition to the liabilities of small house owners.

On an estate of 280 houses in the south of London the outgoings, excluding arrears, amounted to about 45 per cent. per annum on the gross rental for some years past, and on an estate of 40 houses in a provincial town, the outgoings, excluding arrears, appear to average nearly 40 per cent., and I am exceedingly doubtful whether, taking one year with another, cottage property, especially where there are many changes, can really be maintained in proper order, and the requirements of the sanitary authorities satisfied, with an outlay in much smaller proportion to the rents than this. These outgoings can only be met by owners of small means by systematically setting aside a proportion of income with which to meet the expenditure when the necessity arises, and that is exactly what extremely few people of small means can be depended upon to do. The pressing necessities of their lives in the great majority of cases lead to the spending sooner or later of all the income available, and when the necessity for expenditure on the repairs of their houses arises, it comes as a burden on such owners which cannot be borne, the work is not done, and the houses gradually fall into utter disrepair.

Moreover, the income obtainable from such house property is uncertain. In bad times it often remains long unoccupied, and when occupied it not infrequently gets into the hands of bad tenants who pay no rent at all, or only pay in driblets long in arrears.

A poor man's investment should bring him in a

return as certain as anything human can be certain, free from any liability to expenditure if possible, or at any rate free from any uncertain liability.

In spite of their wonderful kindness to each other in other relations of life, it is notorious that the poor are usually hard landlords, not from want of kindness of heart or sympathy with each other, but because they are driven by their own necessities, and I suppose it has been so from the time when Solomon wrote, "A "poor man that oppresseth the poor is like a driving "rain which leaveth no food."

It would confer no substantial benefit on working men either as landlords or tenants to enable them to become purchasers of cottage property with borrowed money, excepting in those cases in which the purchaser not only requires a house for his own occupation, but lives in a neighbourhood in which, owing to the circumstances of local trade, it is probable that the working population will be stationary for a long period.

As regards London and many provincial towns this is probably not the case, though in the rural districts and the large manufacturing towns of the Midlands and the North the occupation of houses of this class by the same tenants appears frequently to continue for very long periods.

Particulars of 4,000 tenements on one estate in the south of London, the rents of which average about 2*s.* 9*d.* a room gross, show that the average duration of the tenancies is about two years; and on another estate of 280 houses of nearly simliar value per room the average duration of tenancies is 115 weeks, or very nearly the same. On the other hand, on an estate of 300 houses at Manchester the average duration of the tenancies is about five years, and at Leicester and other large manufacturing towns the average duration is probably the same or longer.

In seven purely agricultural parishes, the average duration of the tenancies is a little more than 10 years, some of them having lasted as long as 40 years; on the other hand, in two provincial towns not of the manufacturing class, I am informed that the tenants of many of the cottages change every few months; and the average duration of the tenancies of 59 houses in those towns is about two years.

It would appear, therefore, that while in Manchester and other similar towns in which many factories carrying on similar businesses are collected close together, and in rural districts, the workmen employed are able to find work continuously for a long period within a comparatively small area, and can therefore count with reasonable certainty on being able, while they live and can work, to continue to inhabit a dwelling-house if they purchase it; on the other hand, in London and towns not of the manufacturing class the mechanics and labourers who form the bulk of the working-class population have frequently to move from place to place in search of work, and if they purchased their dwelling-houses would run great risk of being compelled to incur the trouble and uncertainties of letting them, or the loss of selling them at a forced sale or letting them fall into the hands of mortgagees if part of the purchase money had been borrowed.

To assist working men generally with public money to invest their savings in buying their dwelling-houses would not therefore be by any means a universal benefit to that class, and would involve considerable risks from the point of view of the ratepayers, who would have to find the money for that purpose. Even when mortgagees have originally the full margin of one-third of the value, cottage property is a notoriously dangerous

security ; partly on account of the rapid deterioration to which it is subject from the nature of its construction and from ill-treatment by bad occupiers, and partly because it falls greatly in value in times of business depression, after the excessive activity in speculative building which usually accompanies periods of general business prosperity. For instance in one case the whole of the balusters and a considerable part of the other joiner's work were used as firewood in a hard winter by the tenants of a row of suburban cottages ; deliberate destruction of that kind to a less degree is by no means uncommon, and nearly as much harm is often done by rough careless usage without any ill intention. When times are prosperous, the erection of cottage property by the smaller kind of speculative builder goes on with extraordinary rapidity in the neighbourhood of London and in similar districts. Row after row of five or six roomed houses, usually built exactly alike, with the cheapest materials and slightest construction which will pass the easy requirements of the local authorities, are turned out like bricks out of a machine, in numbers not so much in relation to the demand for cottages by occupiers as to the demand for securities (or what they are pleased to call securities) by a certain class of solicitors and others who finance small builders ; and the inflated prices that are now given for so-called ground-rents on cottage property will probably lead to this process being carried in the next few years to an extent that has never before been approached. When the pendulum swings back, and a term of general depression in business follows a period of prosperity, not only does the demand for cottage property become less, but the market is already supplied beyond the utmost limit of the greatest previous demand ; rows of cottages remain unoccupied, and all cottage

property except the best becomes practically unsaleable.

During the period of depression which commenced in the seventies it was almost impossible to sell any surburban cottage property except the very best, and in one case some freehold six-roomed houses in a southern suburb of London were sold by auction at £75 a piece, the sites alone having been worth at least £50 each in better times, and the buildings having cost about £175 each.

There are sometimes besides special local causes for the depreciation of small house property in particular districts. For instance, when industries leave the districts in which they have been carried on for a long period previously (as for example the removal of the iron shipbuilding trade from Poplar), the houses built for the occupation of the persons employed in those industries are left unoccupied at the time, and often for a long while afterwards.

But no scheme for enabling working men to buy their dwellings with borrowed money could be of any general utility unless more than the usual proportion of two-thirds of the price were advanced, and it is in fact actually proposed by Mr. Chamberlain's Bill to advance four-fifths. It seems probable therefore, if the proposed loans are at all numerous, that the risk of heavy loss to the ratepayers, through their having to take possession in unprosperous times of cottages on which advances have been made, will be considerable.

This risk is not, of course, necessarily a conclusive argument against the Bill, if there is sufficient evidence to show that the benefits conferred by it are more than sufficient to counterbalance the probability of occasional heavy losses, but it is, I think, a strong reason for not

making the proposed advances through the local authorities.

There seems no room to doubt that it would open the door to a great deal of direct and indirect corruption if local authorities were authorised to lend money to their own constituents.

The builders who wished to sell and the occupiers who wished to buy, would unite to put pressure on, and probably in some cases offer even less honourable inducements to, their representatives and the officials of the authority to take the most favourable possible view of the value and character of proposed securities.

Whenever elections were approaching, the frame of mind in which a candidate had approached, or promised to approach, the consideration of such applications might well be considered to his advantage, or the reverse, as the case might be, by voters. For example, in one important county borough a candidate at a municipal election in his printed address sought the votes of workmen because a street improvement for which he pledged himself to vote would be, not an improvement to the borough, but a means of finding work for many of its working class population. The less opportunity the members of local authorities have of using their official position for the direct personal pecuniary benefit of their constituents, the better for the welfare of the population whose affairs the local authority administers—even in the most prosperous times; and in times of business depression, when work was slack, and neither tenants nor buyers of cottage property were to be found in sufficient number, it might be extremely difficult to get the local authority to act firmly in protecting the ratepayers from unnecessary loss on their advances.

It seems possible that the operations of the Bill might involve the ratepayers in very serious losses in times of adversity, when such losses are most felt; and, as it has been well said, it should be borne in mind that such losses cannot be regarded as the losses of the well-to-do classes only, because all public expenditure must come either directly out of the pockets of the poor or out of the wages fund by which their means of subsistence is supplied.

The work of assisting working men and other persons of small means to purchase the houses in which they dwell is already done to a large extent by building societies, in which a considerable proportion of the savings of the lower-middle and lower classes are invested. According to the Parliamentary returns for the year 1897 there were 2,257 of such incorporated societies in England alone, of which 2,191 made returns under the Act (the remainder having been established before 1856, and therefore not being bound to make such returns), and these had 493,994 members, with annual receipts amounting to £16,010,860, and moneys due to the societies on mortgages amounting to £37,019,224. As doubtless most people are aware, the business of building societies is to lend the money of their investing members and depositors to their borrowing members. It is impossible to form any opinion as to their financial positions without accurate information as to the valuations of the properties on which the moneys lent are secured, but it would appear from the published returns that a large proportion of these societies are in a prosperous condition and are doing useful work, notwithstanding that the aggregate balance sheet of 2,343 incorporated and unincorporated societies in England and Wales for the year 1897 shows a deficit of £600,048, made up by

the deficits of 339 societies, a proportion of unprofitable to profitable societies of about one in seven. It is stated also in the returns that 124 societies gave notice of dissolution in 1897, though it does not at all follow that these latter societies were insolvent. The losses and failures of building societies are apparently usually due partly to the necessity of continuing to pay interest on the money which the investing members place in their hands whether the societies are able to find safe security for its investment or not, and partly to the necessity in doing business with borrowers of very small means, of advancing in good times so nearly the value of houses to be purchased as to leave an insufficient margin of value for the protection of the lenders in bad times, when such property becomes almost unsaleable.

Local authorities embarking on similar business under the powers of Mr. Chamberlain's Bill if it become law, would run no risk of loss from the first cause, but if they are to be of any appreciable service in securing the end desired would be in very serious danger from the second; the more so as, although the rate of interest charged by building societies for advances is usually, I understand, at least $2\frac{1}{4}$ per cent. more than would be payable under the provisions of Mr. Chamberlain's Bill, few building societies appear to make any very large profits. There seems to be no doubt that many of the building societies do really useful work, in enabling working men to buy their dwellings. I have obtained as an example some particulars of a prosperous society of the kind in an important town in the eastern counties and find that this society has 5,500 members and receives monthly repayments on account of mortgage loans of £15,100. The houses purchased by its members are mostly small, the majority of them varying in rental value from 5*s.* 3*d.*

week to £16 a year. The members desiring to borrow from the society ballot for priority, and the society charges no law costs for mortgages or discharges. It has been established since 1855, and has conducted its business at a profit, which has been divided rateably among its members. I am informed that four similar societies in the same town together lend £95,000 a year upon house property, of which at least £25,000 a year is lent upon working men's dwellings. So far as I can ascertain, the operations of building societies in nearly all the large towns in England appear to be more or less of the same character, and it is not an unimportant element in the consideration of this question that the competition of local authorities with the building societies in the business of lending money to persons of small means for the purchase of real property, would seriously depreciate the investments of a large number of investing members of building societies in England and Wales, most of these members being of the very class it is sought to benefit by the proposals in question.

It would seem therefore that while in rural districts, especially where a large garden can be obtained with the dwelling-house, and in many manufacturing towns, the powers proposed to be conferred by Mr. Chamberlain's Bill might probably be exercised with general advantage (though even in those cases not without risk of loss to the ratepayers) in London and many other large towns, the advantage would be extremely doubtful, and the risk of serious loss very great; and, moreover, that in some such towns at any rate the object sought is being to a large extent already secured by the operations of local co-operative societies. The general advantage, however, of bringing the working class, which already holds the power, to share the responsibilities of local administration

by obtaining the ownership of their dwellings, would be so great, that a considerable risk might well be incurred to attain it. It seems possible, however, that certain modifications of the provisions of the Bill might diminish the risk without diminishing its probable utility.

It seems desirable that the actual administration of such an Act should not be in the hands of the local authorities; they might, if necessary, decide as to its being adopted in their districts, but the actual machinery should be worked by a Government department as independent as possible of local influences. In any event, if such an Act were largely put in force a special clerical staff would have to be provided; and if that were so, it would, I suppose, be no more difficult to manage the business through the Post Office than to carry on the savings bank business done by that department at present.

It would be a prudent limitation that such an Act should only be put in operation in districts shown after proper inquiry to be suitable from the character of the trades carried on there and the nature of the population; and it might perhaps be well to except any district in which it could be shown that the demand for such assistance was adequately met by well-conducted solvent building societies. The usefulness of this scheme to the persons it is proposed to benefit would probably be greatly increased if after a certain period of residence (say two years) in a house purchased with advances under the Act, an owner should be at liberty to transfer his ownership to anyone who would buy it, whether resident or otherwise. It is of course important to prevent the powers of the Act being used for purposes of mere speculation, but it would be a fatal bar to its usefulness to so fetter the owner's power of

sale that if compelled to move he would in many cases be compelled to incur loss in order to secure a resident purchaser; nor in the long run would anything in most localities be really gained by such a limitation, because when bad times came, and it became impossible to secure resident purchasers, the local authorities on taking possession of their securities would have to sell the houses by auction to the best bidder, whoever he might be.

As a matter of detail, it might be well to lay down in such an Act some rules for the ascertaining the value of houses to be purchased with advances made under its powers, and also, having regard to the extraordinary recent development of the ground rent trade, to the proportion of ground rent to rack rent of houses accepted as securities.

I have in writing this Paper merely attempted to call attention to a subject which is likely to become of practical importance and appears to involve issues somewhat less simple than is sometimes supposed, in the hope of raising a discussion on an occasion when many are present whose special experience in all parts of England gives special value to their opinions on such a subject.

Mr. Daniel Watney (Past President) said he had great pleasure in proposing a cordial vote of thanks to Mr. Howard Martin for his instructive and comprehensive Paper. He thought Mr. Martin was too modest in saying "it is impossible to do more than discuss the "general principle of the Bill, and I do not propose, "therefore, to attempt any exhaustive criticisms of its "details," for he did not know what other details

Mr. Howard Martin had in his mind, his Paper having apparently completely exhausted the subject.

There was very little really to be said about this Bill, which seemed to him to propose a totally unworkable Act, and he held that it was unwise, unless there were very good cause shown, to interfere with the existing state of things. If a working man now wanted to buy his house, there were, as Mr. Martin had said, so many thousand building societies throughout England that he could always do it, and he rather doubted whether he could not now do it, he would not say on better terms, but probably with more convenience to himself than would be possible if the Bill became law. Mention had been made of £30 annual value of a house, deducting 40 per cent. for outgoings, and leaving a net £18. Deducting interest at 5½ per cent. which as Mr. Martin said, would be usual, that left £13 5*s.* 0*d.* on an advance of £240 or a balance of £4 15*s.* 0*d.* But a tenant who bought under the Bill, would have to find £60. He rather doubted whether many working men were in a position to do this. It seemed to him that building societies would find money on much more easy terms as regarded repayment. A man had to pay so much a week or month, as the case might be, and could pay it, if he were given time, out of his earnings. He believed these societies were fairly liberal and that they did not insist on the strict letter of the law in cases of occasional default. But, as he said before, he thought it was not wise to interfere with existing institutions, unless good cause were shown, and therefore he did not think this Bill, if carried, would confer any very great benefit on the working man.

Mr. Richard Horsfall (Fellow) said that coming

from the North of England, he had listened with special interest to the Paper which dealt with all the phases of money advances to the working classes. In the north there were many building societies responsible for millions of money, and he for one believed that building societies had caused hundreds of men to become owners of their houses, and therefore better citizens and better workmen. In his own town of Halifax there were a great number of working men who, he was glad to say, did not require old age pensions. They had entered building societies, first as investors to get their four per cent. or five per cent. (which was now reduced to three-and-a-half per cent. or four per cent.), and having secured sums of money in that way, had entered into contracts to purchase houses, say worth £300 each. How was this done? They had gone to a building society, the management of which was not encumbered with red-tapeism, but was in the hands of men resident in the town, and who knew the properties, and who were ready and willing to advance the money. A working man would say, "I earn so much a week and I should like "to go on the long payment system." The building society would perhaps lend him £240 for a term of 23 or 24 years, practically reducing his annual payment with interest to nearly the same amount that he would have to pay his landlord as rent. If his wages were such that he could afford to pay it off sooner, then he would take it on a shorter term. He had known cases where, perhaps from fluctuations in trade, a man had been thrown out of employment and had been able to arrange with the society that for a time his payments might be suspended. There was a desire on the part of the societies to support working men and to deal fairly with them. He did not know exactly what rate of

interest had been charged to the borrower; but his impression was, that it was not more than four per cent. or four-and-a-half per cent. Legal expenses and surveyor's fees were very small. There were also solicitors' and accountants' fees, and some office expenses and directors' fees which did not amount to much.

These societies were managed most economically, and could, he believed, compete with any Government scheme, which would, he considered, tend to practically pauperise the people. He could not see what right the Government had to begin lending money out of the rates of the country or national funds, while the building societies were able and ready to do all that was necessary in that direction.

Mr. T. T. Wainwright (Fellow) said that although he had heard with great pleasure, the Paper read by Mr. Martin he could hardly say that he had formulated in his own mind any remarks that would be of much interest or value and he trusted to the indulgence of the Members present, in favour of what could only be crude and unprepared comments thereon.

With regard to the question of building societies and working men's dwellings, he might say he had, from the nature of his practice, a very large experience, and he believed that at the present time a man who desired to become the owner of his own house had special facilities afforded to him by organizations of the kind.

The terms were of the easiest possible description, taking into consideration, of course, the interests of the lending shareholders of the various societies. Very few, if any of them, exhibited any desire to oppress; in fact he had not known of any one case, in his experience of 20 or 30 years, where a man had been unjustly dealt with

by any of these societies. There were in all communities — among the working classes as well as the upper classes — men who did not deserve sympathy, and who had no right to borrow, their desire being not to repay, but simply to get the money if they could, and then to shirk their responsibility.

But the working man who was a steady going artisan was the man who was supported most readily by these societies. He could confirm what Mr. Watney had said, that there was no necessity for legislation to aid individuals in buying their properties.

Most practical men, whether workmen or professional men, owed their position to their individual efforts, and he did not desire to see that principle interfered with in any greater degree than was necessary for the happiness and welfare of the working classes.

There were constant fluctuations in the populations of large towns, and nowhere more so than in his own town of Liverpool, where in his time two great immigrations and many migrations had taken place. Thirty years ago the south end of Liverpool was the most prosperous part. Houses were difficult to get, wages were high, and men and their families were crowded into apartments. A change took place about 25 years ago on the opening of the great docks at Bootle, by which fully three-quarters of the shipping interest in the town, or 9,000,000 tons of shipping out of 14,000,000, was transferred at once to Liverpool.

It was not necessary to say what was the result to the south end. After an expenditure amounting to millions of money on those magnificent docks at Bootle they were now being superseded by still more modern docks.

That was within 30 years. The south end of Liver-

pool was beginning now to recover what it lost 30 years ago, and Bootle was beginning to lose it.

Now, supposing a working man living at the south end had borrowed money to purchase his home, on the 25 or 30 years scale, and his work migrated to the north end. He would lose fully half the capital value of the house at the south end. If he settled at the north end he would have to pay rent, and would forfeit any gain that he could possibly have had on any house there. The same process was going on in the north end as had formerly prevailed in the south end. So that a working man, instead of being benefited, would actually have some part of his wages taken out of his pocket.

In the case of money borrowed from a building society it would, he thought, be different. The man would lose some money, but he would have easy payments. Individual freedom was a thing to be jealously guarded and it should not be possible to pin a man down by any such hard and fast rules as would be created by this Bill. The Paper and the discussion had dealt with the working man or artisan and not at all with the labourer, who was of a different class entirely from the artisan. How a man earning on an average from a guinea to 23*s.* or 24*s.* a week could acquire property and purchase his own house, he did not know.

He was sorry that, having been called upon at a moment's notice to speak upon a subject so abstruse and requiring so much consideration, he could add so little that was useful to the discussion. He should like to have had some leisure to carefully digest the Paper, in order to give his own experience on many of the points with which it dealt.

The PRESIDENT said that before putting the vote of

thanks formally to the meeting, he would say a few words with reference to the Bill. During his business career he had had a great deal to do with finding houses for the working classes. He had, from its foundation, been surveyor to the Peabody Trust, which had done a very great deal to assist the poorer classes of working men to obtain residences.

The Bill proposed to enable a man in London for instance—and that was the place which would be mos affected by it—to buy his house, say, at the West End of London, where he was at the time at work. Some change might take place, which obliged him to work at the East End of London, which was half a days journey from his home, and he thus found himself saddled with a house with which he could not deal freely, and obliged to pay rent for a dwelling at the other end of London, having the original house on his hands, possibly without a tenant for it or income from it. That class of man would get into a difficulty at once, for he had an obligation from which he could not free himself for many years. This he thought, was a very serious question in dealing with houses in large cities like London. The advantage which the Peabody Trustees offered was that a man could have his house at about $2\frac{1}{2}$ per cent on the outlay (which were better terms than he could get in any other way) and if he left his house, say in the East End of London and had to take a house near his work at the West End, he could go from one set of buildings to the other, without losing any rent. Such a society did, he thought, much good; but to place a burden on a man by inducing him to buy a house which it was difficult to deal with, and restricting him in his dealings with it, was rather getting him into prospective trouble than helping him.

Mr. Daniel Ward (Fellow) said the question dealt with by Mr. Howard Martin was one of special interest to members in Plymouth and Devonport, where there were no building societies in operation. He would heartily welcome any Bill brought in by anyone which would help the working men to acquire the ownership of their houses. He knew men who worked for 20, 30, or 40 years in the Government employ in the dockyard, &c., and at the end of that time got a pension. They (and in a great many instances a large family) had to live perhaps in two rooms for which they paid 5*s*., 6*s*., 7*s*., and 8*s*. a week. He had within the last two years planned and built over 400 houses, and this week the Corporation of Plymouth had passed plans for the erection of 1,200 more. The working men would receive with thankfulness the proposals of any building society which would offer them better terms than those of the Bill. But if they could not get better terms they would accept the Bill with a great deal of pleasure. As far as he could see, artisans by paying the same rent as they were now paying, could get houses of their own by the time they were eligible for a pension, which of course would be a very great benefit to them. If the municipality (or better still, the Government, who could borrow at 3 per cent.) would advance the money, they would, taking the 5 per cent. table, get their money back in twenty-five or thirty years.

Mr. Howard Martin, in reply, said he had to thank Mr. Watney and Mr. Horsfall and others for the kind way in which they had spoken of his Paper, and the members present for the kindness with which it had been received, which was far beyond the merits of the Paper, and he was sure the interest they had shown was due to

the interest attaching to the subject more than to anything he had been able to write upon it.

He would make but one remark about what had been said, and that was that it was necessary to be careful not to confound the question of providing houses for working men to live in with that of enabling working men to buy their houses for themselves. It seemed to him, from what Mr. Ward had just said as to Plymouth and Devonport, that there must have been some difficulty in providing houses, arising perhaps from the difficulty in getting sites. The Bill which Mr. Chamberlain proposed to pass would not effect that. The rents paid having been what Mr. Ward had stated, and it having proved possible, as he said, to provide in the locality 1,600 houses for working men in the last two years, appeared to show that some such difficulty had existed and had now been removed; but in any case it would not have been affected by Mr. Chamberlain's Bill if it became law. It was quite clear, too, that there were no towns in which such an Act would be more likely to be beneficial than in Plymouth or Devonport, which met all the conditions laid down in the Paper. Those places contained, as Mr. Ward said, a large working population bound to the place by the certainty of their employment and the prospect of a pension in old age. There were very few other towns in England where the same conditions existed, and if the Act were to succeed anywhere it should succeed there. All the Act could do was when sites existed, and builders were ready to build, to give working men the means of buying the houses erected.

Paper 248.
No. 400.

THIRD PAPER.

THE RAILWAYS AND THE FARMERS.

By W. M. ACWORTH, Barrister-at-Law.

When some months back your President did me the great and unexpected honour of inviting me to contribute to the proceedings of your Institution a Paper on the relations between the railway companies and the agricultural interest, I asked to be excused. I am not a railway director or official, nor even except to a microscopic extent a railway shareholder. My direct interest as an agriculturist is equally microscopic, consisting mainly in the cultivation of a garden in Devonshire and the consumption of its produce in London. Under these circumstances, I have no title to speak either for the railways or agriculture. And as the outsider who tries to be impartial between two contending parties is apt to be regarded as an enemy by both sides, I thought I had better stand aloof from the fray. But I was assured that you would not object to honest opinions even though they might not fall in with your own, and so not without hesitation, I have prepared the Paper which follows. In blaming its shortcomings, which you will have no difficulty in doing, I may congratulate myself

in thinking that you will support my judgment against that of your own officers that the Paper ought never to have been written at all.

I will begin with a statement which I am convinced most of my hearers will refuse to believe, that English railway rates for the conveyance of agricultural produce are not excessive. I will go so far as to say that, compared with the rates in force in other countries for similar quantities of similar articles under similar conditions, they are low rather than high. I give this as the expression of my own opinion—an opinion which, however, is based on a study both practical and statistical of the conditions in this and other countries which has extended now over a good many years. I have no intention whatever of attempting to justify my assertion by figures. In the case of railway rates, where the tariffs of different countries are constructed on different bases, deal with different average quantities, carried for different average distances, and under absolutely different conditions, figures may in the hands of a manipulator who knows the very rudiments of his business be made with consummate ease to prove anything he wants them to prove. If anyone, whether he be deputed for the purpose by a railway company or a chamber of agriculture, desires to prove by a comparison with examples from other countries that our English rates for the carriage of agricultural produce are high or low, I am quite ready to cap each of his instances with two others to prove the opposite.

But I do not think this method of argument is for practical purposes fruitful in results. Let me rather give you one instance of English railway rates. For the sum of 4*d.* the Great Eastern Railway will bring from any part of its district, say an average distance of 80 or 100

miles, into London, and deliver free to the consumer's door, a box weighing up to 20 lbs. Such a box will hold for instance, a pair of ducks, a couple of pigeons, a dozen eggs, 2 lbs. of butter, and leave room to fill up with trimmings in the shape of sausages, tomatoes, flowers, or anything the grower may have handy. The minimum value of the contents can hardly be put lower than 10*s.* to 12*s.* It will surely not be said that 4*d.* out of 12*s.* is an excessive amount to pay for carriage. Look at the matter from the railway point of view. The minimum charge made by the local parcels delivery companies in London is 4*d.*, and I am assured by a friend of great experience that 3*d.* is a moderate estimate of the actual minimum cost of delivering a parcel by a railway cart. This leaves the company 1*d.* for receiving the parcel at the country station, carrying it by train 100 miles, transferring it at the London terminus, and keeping the accounts of the whole transaction. Where the allowance for profits comes in members of the Institution can calculate for themselves. We often hear of the marvellous cheapness of American railway rates, and that corn and tinned meats are carried in train loads of 1,500 tons over the 1,500 miles from the Missouri River to New York at rates so low that we in England can hardly grasp them, I should be the last to deny. But I may also say that I have more than once tried to discuss this Great Eastern tariff with American railway friends, and been stopped at the outset by a flat refusal to believe that such rates could really be in existence at all.

It would not be fair to suggest that these extraordinarily low Great Eastern rates are typical of those in force all over the country; though I may mention that last Thursday the United South Eastern and Chatham

Companies gave a pledge to Parliament to put them into force immediately on their joint system. But it is, I think, fair to say both that the public does not seem to recognise how low they are, and also that the reductions which the Great Eastern introduced two or three years ago have been imitated on a very large scale all over the country. I recently had the opportunity of comparing the rates for farm produce now existing on one of our great lines with those that were in force three years back. These reductions range from 10 to 20, and in many cases to 30, 35, and even 40 per cent. I have no reason to believe that the case of this particular company is in any way exceptional. On the whole, I believe a fair statement of the case is somewhat as follows. The rates in England for the carriage of small consignments of perishable produce are at least as low as those in force in France, Germany, or America; having regard to the speed and general convenience of service, they might even be said to be lower. At the same time agriculturists in foreign countries do get a great deal of their produce carried at less than English rates, because they send it in quantities and under conditions which English agriculturists refuse to accept. If, however, English farmers will consent to adopt foreign methods, English railway companies have already shown themselves ready to concede them in return foreign terms. In a word, English agriculturists send their produce in retail quantities at rates which for retail quantities are low. Foreigners send wholesale at rates naturally much lower.

I turn to another point. Thanks not to the railway companies, but to English geography, our rates are less burdensome than the foreigners' for another reason. In America production and consumption are separated almost by thousands of miles; even on the Con-

tinent, Paris and Berlin draw their supplies from the farthest corners of the country. In this small and thickly populated island the average distance produce is carried can hardly, except in the south-west of England, amount to more than 50 miles. Now it needs no argument to show that if an American farmer, though paying only $\frac{1}{4}d.$ per ton per mile, has to pay that farthing for each of 500 miles, the railway rate presses more severely on him than it does on an English farmer who only sends 50 miles, even though he may pay $1\frac{1}{2}d.$ per mile. It is hardly, I think, generally appreciated how small a proportion railway rates bear to the total cost of ordinary articles of consumption. Meat is worth say $6d.$ a lb., and $1d.$ per lb. in convenient though rough reckoning equals £9 per ton. A ton of meat is worth, therefore, over £50. A ton of butter is worth at least £100. Now $50s.$ is a very unusually high rate for meat, and still more unusually high for butter. The half of these rates is probably quite as much as the average-distance consignment pays. In other words, a ton of meat pays for railway carriage from $2\frac{1}{2}$ to 5 per cent. on its value, a ton of butter certainly not more than $1\frac{1}{4}$ to $2\frac{1}{2}$ per cent. Take even the instance where the railway rate presses the hardest. The consumer pays for milk $1s.$ or $1s.\ 4d.$ per gallon; the railway company gets out of this somewhere about, on the average, $\frac{3}{4}d.$, say 7 per cent. Indeed the best proof that railway carriage forms only a small fraction of the cost to the consumer is found in the fact that the price of perishable produce is often lower in London than in the country. My own experience is that I get just as good milk in London as I do in Devonshire. The price is the same, but in London it is delivered at my door three times daily, in the country I have to send and fetch it myself.

I am far from saying that English railway rates for

the carriage of agricultural produce ought not to be lower than they are at present. I believe they ought to be lower, in fact much lower. But to this point I will return directly. Meanwhile, however, I think the figures I have given are a sufficient answer to the oft-repeated charge that our railway rates are mainly responsible for agricultural depression. When we know that the gross retailer's profit ranges anywhere from 20 to 100 per cent. on the price as received for the article by the producer, it is absurd to say that $1\frac{1}{4}$ to 7 per cent. on the retail price, or if you will $2\frac{1}{2}$ to 14 per cent. on the producer's price, is a charge that strangles trade. Indeed, considering the value and the indispensability of the service rendered by the railway company, and the enormous cost at which that service is furnished, it may fairly be claimed that the railways only charge a very low percentage. I think it would be found that the railway companies' percentage does not on the average exceed the commission of the London salesman; and after all to carry a quarter of beef or a bushel of apples from Taunton to Smithfield or Covent Garden seems at once a more expensive and a more valuable service than to supply a desk and an auctioneer's hammer in a market salesroom. Let me give an instance of the strangling trade theory when brought to the test of actual facts. Members of the Institution will, I daresay, remember the action brought two or three years back before the Railway Commission by the Mansion House Association on Railway Traffic against the South Western Railway in reference to the Southampton import rates. In that action, the cost of which, oddly enough, was defrayed by a London dock company, much was said of the grievance of the Surrey makers of cheese and the Hampshire producers of bacon. The rates, it was said, strangled

trade, and the figures certainly showed that Fareham for instance, only sent to London a few hundredweight of bacon in the twelvemonth. But unfortunately for the trade-strangling theory the figures also showed that the same rates which were supposed to prevent the transmission of bacon from Fareham to London did not prevent the Fareham consumer from bringing down from London some hundreds of tons of bacon during the same period. Here is another instance to the same effect. A general manager told me the other day that his railway brought into England and up to London last autumn some five or six hundred tons of blackberries through a single port. The rate he got for their carriage was, as he expressed it, "a good fat one." He only wished, he went on to say, that he could have got English blackberries to carry at the same rate; unfortunately they were not forthcoming. It was not these extortionate railway rates which enabled the foreigner to do a presumably profitable business, or which left tons upon tons of blackberries unpicked on our Devonshire hedges.

The upshot of the foregoing is that, in my judgment, our railway companies can make out a good case for saying that they do the work the agriculturists ask of them at a moderate price, and that, if agriculture is depressed, it is no fault of theirs. This seems a poor and lame conclusion to come to. Fortunately, though it is, I believe, the truth, it is, I am sure, by no means the whole truth. We all want lower railway rates, English farmers included. And English farmers at least can have them if they choose, to their own great advantage and also to the profit of the railway companies; but to get them the farmers must abandon his old fashioned retail methods in favour of modern economical wholesale

methods of business. Let me give you one instance to show the enormous economy of the wholesale business. In the Southampton Docks case, to which I have already alluded, it was shown that American bacon, which was consigned in truck loads and often in train loads, was charged 6*s.* per ton between Southampton and London. English bacon, consigned not in train loads but in parcels of a few hundredweight, was charged for an equivalent distance 15*s.* per ton. "Favouring the foreigners surely," said the plaintiffs. But the defendants produced carefully detailed evidence, which was not cross-examined and hardly challenged, showing that at the 6*s.* rate the American produce gave them a gross earning of 12*s.* 6*d.* per train mile, while the train which had to potter about at roadside stations picking up the English farmer's odds and ends of traffic only managed to earn some 5*s.* per mile, and the cost of working the local train was, if anything, greater than that of working the train fully loaded with import traffic. Just see what this means. Cost of working averaged about 2*s.* 6*d.* per train mile. Therefore with American produce the net earning per train mile was 10*s.*, with English produce 2*s.* 6*d.* In other words, by adopting wholesale methods the railway company earned a four times greater profit, while charging a rate only two-fifths as high.

Now of course I am not suggesting that under any conceivable circumstances a roadside station in Hants or Wilts could furnish traffic to match in volume that which is poured in through great ports like Southampton, or Hull, or Liverpool. These ports, therefore, must always consign their traffic under exceptionally favourable conditions, and enjoy in consequence exceptionally favourable rates, though, fortunately for the English farmer, the produce coming through them has had to

pay pretty stiff railway rates and steamer freight before it gets there. But what I do say is that English farmers can, if they choose, command rates much nearer the wholesale scale than they are paying at present. I find, for example, that from a Devonshire town, 150 miles from London, the rate for meat is 41*s.* 8*d.* in lots under a ton, 37*s.* 6*d.* one ton and upwards, 31*s.* 8*d.* two tons and upwards, and 29*s.* 2*d.* for over three tons. At present Farmer Jones kills his beast on Monday, and sends it up to town at the 41*s.* 8*d.* rate. Farmer Brown does ditto on Tuesday, Farmer Robinson on Wednesday, and so on the week round. But if they would all agree together to kill the same day, and send the six beasts to London as one consignment, they would not only send their meat under better conditions, for it would go in a closed van by itself, and be undisturbed in transit, and likewise confer a favour on the railway company (which would be apt to come back to them ere long in the shape of further concessions from prosperous shareholders), but also, which is more immediate and tangible, they would save no less then 12*s.* 6*d.* per ton in freight. Twelve and sixpence per tons means five or six shillings extra profit per beast fed. Should I put it too high, if I said that farmers, by practising a little simple co-operation, could at once relieve their farms of an amount equivalent to the whole burden of the tithe ?

I shall of course be told that the thing is impossible. It is not. It has been done elsewhere and can be done here as soon as the agricultural class wake up to the importance, I may say necessity, of a change. I well remember an American friend, the chief goods manager of the largest railway company in the world, telling me that when he was a young man his company determined that it was time to get rid of the ridiculous little go-carts

of trucks which are still used to carry traffic on our English railways and to go in for wholesale methods and wholesale quantities. It was his duty to break the news to farmers in his district. They were in despair. "How "was the ordinary farmer," said they, "to consign twenty "tons of wheat in a single lot?" They had not got it, they said, and they could not send it. "Then," said he, "you "must agree with your neighbours and consign on joint "account." Of course it is easy to see the objections. They dealt with different merchants, their wheat was of different qualities, and ready at different times. The thing was obviously impossible, but it was done; and no American farmer would dream nowadays of doing anything else, and the present American railway rates are the natural consequence. What do English farmers say to a car 30 feet × 8 feet × 7 feet internal measurement coming into Chicago loaded with a dozen tons of eggs collected from the farmers on the sparsely settled lands of Iowa or Wisconsin? I suppose they would answer that the eggs would certainly be rotten. But facts are stubborn things, and American farmers agree with the American Railway Companies that this is the best and most profitable way to do their business.

I submit then that our farmers want lower railway rates and can only get them by revolutionising their methods of doing business. But how is this very desirable revolution to be brought about? Two or three years back some of the companies, the Great Western more particularly, took a certain amount of trouble to educate their public. The result was not encouraging, and so far as I know they have not persevered in the attempt. I think they might with great advantage push the matter further. The largest carrier of milk into New York at the present moment is the

New York, Ontario, and Western Railway, and when this company first began the business it sent itinerant missionaries all along the line to preach to the farmers the possible profits of the milk traffic and show them how to organise it. It even went so far as to buy the milk-cans for them and hire them out at a low rate. There is probably no need in England to preach the spread of the milk trade in particular. But the American method is capable of application to other things besides milk. Even apart from other advantages anything which brings agriculturists into personal contact with railway officials of a higher grade than the local station-master is a very considerable gain. There is on the whole a much better feeling between the railway companies and their manufacturing and trading customers than there is between them and the agricultural classes. And with traders and manufacturers the railway management is constantly brought by means of its agents and canvassers into personal contact.

The county councils might also do a good deal in this direction. I can imagine no more useful form of technical education in agricultural districts than lectures on and instruction in methods of sorting, grading, consigning, and marketing agricultural produce. Landlords are apt to judge tenants by their qualities as producers, but the tenant's bank balance depends quite as much nowadays on his possession of commercial aptitude, on his knowledge what and where to buy and what and when and how to sell. Some county councils have appointed a special railway committee of their body. It would be well if the example were universally followed. If the railway companies are brought face to face with demands made by an influential and representative body they will generally concede what is reason-

able, sometimes they are found for the sake of peace to concede even what is unreasonable. Even refusals, when the justification for them is frankly explained, are not without their advantage, at least from an educational point of view.

I must not presume to tell your Institution what are its functions. But I should myself think that the gradual reduction of English railway rates to a modern standard by the gradual introduction of modern methods of doing the business, was preeminently a work falling within your sphere of influence, For indeed the process can only be gradual. Speaking from pretty close personal familiarity with the long and tedious procedure of Parliamentary revision of rates carried on almost without intermission from 1880 to 1894, I venture to say that no agitation, no Parliamentary pressure, no legislation even, will have any serious effect in reducing railway rates so long as the cost of doing the business remains unaltered. That cost can only be reduced by altering the methods, and in fixing these methods the customer, in England at least, has a much more potent voice than the railway company.

Mr. John Shaw (Fellow) said he had much pleasure in moving a vote of thanks to Mr. Acworth for the Paper which, in his absence, had been read by the Secretary. The author, arguing the case with the skill of an experienced barrister had, he thought, shown that the railway companies did not, as a rule, charge such exorbitant rates as they were often accused of exacting. At all events some of the illustrations given went to prove the contrary. The charge of the Great Eastern Railway for conveying to London a large package containing the many things which the author enumerated, for the small

sum of 4*d.* seemed an extraordinarily low one, and if he had not heard it on such high authority, he could scarcely have believed it possible. The Paper, he thought, put the case very clearly, and more particularly as affecting the combination of farmers. That was, he thought, a most important question the solution of which had been often attempted but with little success, for there was in the first place great difficulty in getting farmers to combine. He could remember many instances of failure in his own county to establish some sort of combination, but he was glad to see indica- tions of a growing tendency to unite. He lived in Derbyshire and was largely interested in that county and in Staffordshire. There were in each of those counties Farmers' Associations for the purpose of combination in dairying and he thought those bodies had already done some good.

Referring to milk, Mr. Acworth compared the price of milk in Devonshire with the price in London. Of course the prices quoted were retail. At present he supposed the wholesale price was about 6*d.* or 7*d.* a gallon in London, and the carriage of that milk cost something like 1*d.*, or in fact 2*d.* for what was called a barn gallon=17 pints, making practically 1*d.* a gallon. He hoped he was not wandering from the subject, but he had always contended that the producer of milk in the country did not get the proportion of the profit which was his due from the seller in London. The seller in London gets, at any rate, more than double the price which a farmer and producer in the country is paid for the same milk.

A report from the Committee of the Staffordshire Farmers' Association, which he had before him, entirely confirmed, he thought, so far as milk was concerned, the statement in the Paper. It said: "Your Committee have "approached the railway company on many matters

"touching the interests of the members, and it is due to "the railway companies to state that they have given "their best consideration to the questions raised. Your "Committee may specially refer to several cases where "trains have been altered to suit the convenience of "milk-senders, and to some cases where new trains have "been put on. In other cases rates have been reduced "on the representation of your Committee. Special "attention has also been given to the treatment of "milk churns in transit, and it is believed that the repre-"sentations of your Committee have had a good effect "in this respect." It thus appeared that the railway companies, though they were very much blamed, endeavoured, in many cases, to meet, as far as they possibly could, the farmers and others with whom they traded.

Mr. WILLIAM STURGE (Past-President) said he was very glad to second the vote of thanks to Mr. Acworth for his valuable Paper. In doing so he did not wish to express any decided opinion on the question of the railway rates, but as a whole he was inclined to think that the farmers' difficulty lay not so much in the cost of transit as in the profits of the middle-man, which accounted for the great discrepancy between the price the farmer got for his produce on the spot, and the price at which it was sold to the consumer.

Now he happened to know something about the price of milk in the neighbourhood of Bristol. He had under his charge several large milk farms, and he found that the price of milk on farms only two or three miles out of Bristol was about 8*d.* per gallon. The price at which it was retailed to the consumer (the mimimum price) was 14*d.* He himself paid for many years, 16*d.* a gallon for milk. Some two or three years ago he represented to his milk dealer that he was getting milk 2*d.*

or 3*d.* cheaper than formerly, and induced him to reduce his price from 16*d.* to 14*d.*, but even then there was 6*d.* margin between what the farmers got on the spot and what the retailer sold the milk for. This was the case two or three miles from Bristol, and certainly did not depend on railway rates at all, for they delivered their own milk to the retailer. The farmers' difficulty was not so much in the railway rates as in the middleman's profits, which were, of course large, the difference as he had shown, being in that neighbourhood as much as 6*d.* a gallon between the wholesale and the retail price. There had lately been an attempt to form a company with the object of doing away with this great difference.

Some time ago, he had occasion to make a valuation of a number of milk and butter factories in Wiltshire, and he found there that the principle of combination among farmers had grown to a considerable extent. They had found that instead of each one making butter or delivering his milk to the London dealer, the best course was to sell it to one of the butter factories which, dealing with large quantities, of course obtained better railway rates. The undoubted fact was that, at the present day, the small retail shop-keeping trader of the old time was being driven out by the competition of large dealers and of limited liability companies, and the farmer must, he was afraid, come to the conclusion that he must enter into some kind of combination and thus be enabled to transmit his produce in larger quantities. There was no doubt at all, in his mind, that farmers would have to combine and obtain better rates; and a better share of the retail profits on their produce. He knew it was extremely difficult for farmers, living miles apart and only meeting, perhaps, once a week in the market town, to arrange these combinations. He confessed he did not like them in theory, but he was

afraid the farmer would have to submit to that which the retail traders had to submit to.

Mr. W. J. Clutton (Fellow) said that although he could not speak with authority as a producer, he quite upheld Mr. Sturge's opinion that farmers must combine or their occupation would cease to be a paying one and he thought that any action which could be taken with the object of impressing this fact on the farmers could not fail to do at least some good.

Mr. R. Horsfall (Fellow) said that with the permission of the meeting he would like to say a few words about the combination of farmers. His district was all grazing land and there was a demand for milk in the town. Some few years ago three farmers who were every day conveying their milk separately by carts to Halifax used to sell to the middle man, or distributor, at a retail price of about 9*d.* or 9½*d.* per gallon. He pointed out to these men that three of them, farming the same district, were going over the same roads at a cost equal to about 2*d.* per gallon for every gallon of milk they sold. They combined and took the cartage in turn, week by week, thereby dispensing with two conveyances. The result was that their milk was conveyed to Halifax for less than 1*d.* per gallon and they thus gained an extra profit of over 1*d.* per gallon. Some small dispute arose about a cow trespassing across a fence or something of the sort and the arrangement for taking the milk to Halifax was abandoned. The difficulty was to get these men to combine. He knew a large landowner who fitted up at a great cost a dairy for making milk into butter and cream-cheese, and things of the kind, but he was obliged to close it. Very few of his own tenants would use it, and consequently now found a difficulty in getting

their milk to Leeds, the nearest market town. Farmers, at all events in the North, were very conservative and averse to any kind of combination, but unless they adopted some measures in that direction, farming would soon cease to be a trade by which a man could earn a livelihood.

Mr. W. F. Addie (Fellow) said he fully agreed with the proposer and seconder of the vote of thanks to the author of this Paper, but he should not like it to go out as the opinion of the meeting that entirely satisfactory rates were now charged by the railway companies. He agreed with the author that more might be done by the County Councils with the view of securing lower rates, and he knew of cases in which railway companies had been induced to make reductions.

If he might venture any criticism on Mr. Acworth's Paper, it seemed to him that it threw the whole blame of want of combination on the farmers themselves.

He agreed that probably the farmers had not taken those steps which they might have taken towards combination, but he thought if more accommodation and cheaper rates were given by railway companies by running special trains on certain days, in order to convey the produce of different districts to the large towns, it would induce that combination which had been advocated by previous speakers.

It seemed to him that most of the particulars given by Mr. Acworth were based on figures with regard to the main lines. But everyone was not so fortunate as to have property on main lines, and the small railway companies, which were to some extent in sympathy with the large railway companies, set up a considerable monopoly, and had in many cases put up charges much

beyond those quoted in the Paper. There was wanted some authority for bringing pressure to bear upon railway companies, so as to secure still further reductions in rates and greater facilities generally, in the interests of the cultivator of the soil about that combination advocated by previous speakers.

Mr. Hood Daniel (Fellow) desired to say a few words on one point which had not yet been raised in connection with the question of combination on the part of the farmers. The saving of expense in porterage had been touched on, but there was another very important point which although perhaps it did not come directly under the title of the Paper, was well worthy of consideration in connection with the question of combination. He referred to uniformity in the quality of the produce. At the present time he believed he was right in saying that a large portion of the butter and cheese markets of this country were to a great extent closed against Englishmen because of the lack of uniformity of quality. Many large dealers preferred to make their purchases in Denmark and in Canada, because they could rely, from January to December, on a uniform quality of butter and cheese.

While acknowledging the importance of the question of economy in the porterage of produce, it seemed to him impossible to shut one's eyes to the fact that want of uniformity had a great deal to do with the farmers present troubles, and especially so in the case of the dairy farmers.

The proceedings then terminated.

No. 401.

DISCUSSION ON

THE AGRICULTURAL HOLDINGS BILL, 1899.

(Prepared and brought in by Mr. F. A. CHANNING, M.P. and others.)

At the Ordinary General Meeting of THE SURVEYORS' INSTITUTION *held on Monday, May 1st*, 1899.

ROBERT VIGERS (President) in the Chair.

The Secretary, by direction of the President, read an abstract, prepared by him, of Reports forwarded at the request of the Council by 13 out of the 19 of Provincial Committees, on the Agricultural Holdings Bill introduced into Parliament by Mr. Channing and others.

The Secretary explained that some of these reports set forth in great detail objections to specific Clauses of the Bill, while others dealt with it in more general terms, but that almost all condemned its proposals as injurious to the interests alike of landlord and tenant.

He also explained that the 13 reports represented the views of 645 members, nearly all of them land agents in full practice and, as such, specially competent to estimate the probable effects of the Bill in the event of its passing into law.

The President said that the Institution was under great obligations to the Committees for the time and

trouble they had expended on the preparation of their reports, which would be of great service towards a proper consideration of the Bill and in any action that it might be necessary to take.

Mr. W. Wright (Fellow) in opening the discussion said that he would try to be as brief as possible and to avoid going into details of the clauses, for the subject was one of wide interest, and there were several members present, far more capable of dealing with the matter than himself, who would require time to express their views.

As to the present relations between landlord and tenant in agricultural holdings, he would like, first of all, to put one or two simple questions, viz.:—

Where, at the present time, does any complaint or outcry for any redress of wrong or injustice come from?

Has any practical land agent ever heard of any such complaint or want of redress from tenant farmers in any county in England?

If no such complaint or grievance exists with those most interested, why should outsiders make out an imaginary grievance and what can possibly be their object in doing so?

He was afraid that the gentlemen who introduced the Bill were lamentably ignorant of agricultural matters and their amenities.

With reference to the so-called improvements in Class I, it seemed to be assumed that the tenant farmer was to be considered as the only person capable of judging whether an outlay was really necessary; whether it was really a permanent improvement in the proper sense, and whether it was likely to increase the future letting value of the farm. The landlord was assumed to be either unable to form an opinion, or be unwilling to

consider such matters, or incapable of doing so. He would like to ask what technical knowledge the tenant farmer could possibly have of what were really permanent improvements? What could he know about the erection of buildings and labourers' cottages, of making drains, of formation of silos, of making roads, bridges, reservoirs or embankments or any of the other works specified under Part I.?

To give a simple instance how the Bill might work if passed; a farm might be fully equipped as a breeding or grazing farm for stock, and the land most naturally adapted and best for this kind of farming. The tenant might suddenly have a craze for dairying and milk selling. He would give notice to the landlord for the erection of byres for tying up rows of cows, for silos and grain cisterns, involving a large outlay. It might subsequently turn out (as he had seen in several instances) that the milk business was a failure, the tenant coming to grief, and the grass land being ruined by milk-selling, for which it was never adapted. When this game was played out, the landlord instead of reaping any benefit for his large outlay, had to put all the buildings and plant back again to their original shape as a breeding or grazing farm for which it was always best adapted, but of which fact the unfortunate tenant was ignorant. The landlord's only choice under part I. of the Bill was, on getting notice, to do the work himself at 3 per cent. interest, or upon a redeeming amount for 25 years, making perhaps 4½ per cent. for the term, and this with a yearly tenant who could walk off at any time on giving one year's notice. This part of the Bill would be too absurd, if it were not at the same time much too unjust.

On the other hand he thought the clause for an

existing agreement in writing for compensation for tillages or crops to be taken as a substitute for any compensation under this Act, and that for protection to tenants on mortgaged buildings, just and reasonable.

The proposed clauses for fair rent, freedom of cropping, notice to quit, and abolition of the law of distress were simply monstrous.

With regard to "fair rent." This had hitherto been a matter of mutual agreement between the two parties and there had certainly been no hardship on the part of the tenant—in fact during the last 20 years he had the best of it and had been quite capable of taking care of himself. Surveyors know that the tenant farmer now much prefers to make his own bargain rather than to leave the matter of rent to any arbitrator. Besides, when a tenant took a farm, poor and out of condition, he naturally made the most of this in making his bargain with the landowner and agreed for a low rent in consequence.

He might mention that he had considerable experience of the working of the Crofters' Act in Scotland, where the rents were supposed to be judicially fixed, and had found the results to be unsatisfactory to all parties concerned.

He attended the meeting of the Irish Land Agents Committee in Dublin last month and found that they complained bitterly of the manner in which the profession had suffered from the Irish legislation of the last few years: but time would not allow him to go at all into this.

As to "freedom of cropping" all knew what that meant; bad farming combined with robbery, and nothing else. There would, he was afraid, in most cases, be very much more freedom in cropping than bringing back manure.

With regard to notice to quit and compensation for disturbance, surely a landlord had as much right to give a tenant notice to quit as a tenant had to give his landlord notice.

In many years' experience he had never heard of a case of hardship from the landlord giving the tenant notice; but, on the other hand, there were many instances where the landowner had been too indulgent, out of personal considerations, in not giving notice, with the ultimate result that the tenant and the farm had both at the same time come to ruin, leaving the landlord a serious loser, bound to put the farm again into proper order before he could let it. No class of men had been more considerate, or had behaved better and more kindly than the landlords of this country during all the years of agricultural depression.

The abolition of the law of distress would operate very unfairly to the landlord and at the same time be very bad for the tenant. The limit to one year's distraint under the Agricultural Holdings Act (though desirable from some points of view) had certainly not been to the advantage of the tenant, and this Bill would still further operate more adversely to his interests than to those of the landlord.

All agents well knew those tenants who took farms, and what they called, "farmed for a tenant right." They could easily do this and move from farm to farm, drawing a large sum from the incoming tenant or landlord, without leaving any really permanent improvement at all upon the estate.

When the award for the valuation for an outgoing tenant was once signed, it was practically a charge upon the estate and could not be got rid of. With these heavy valuations to meet, the tenant farmer required

more capital lying dead, and with the abolition of the law of distress he would require still more, or the landlord would have no security.

These and other clauses of the Bill would be harassing alike to landlord and tenant. They would make the landlord a mere rent charger; they would destroy all freedom of contract between the parties, and would divide what ought to be mutual interests.

Why then, when neither party interested desired such a measure as this, should a few politicians make the land question one of their hobby-horses, and agitate where there was no grievance?

The Bill would, he thought, depreciate the value of land, which surely had been depreciated enough already. Who would buy an estate to find upon it a tenantry fixed upon the farms with rents and all other matters of difference settled by a single arbitrator without appeal as to facts, liable to compensation for disturbance in case of any change, the tenants being practically part-owners of the estate, with fixed judicial rents?

He hoped that the Institution would protest against the Bill and use every means in its power to ensure its rejection.

There had been quite enough legislation in agricultural matters, and he thought no new Bill at all was necessary. What was required was that landlords and agricultural tenants should simply be left alone to exercise on both sides their right to freedom of contract.

Mr. G. H. Sanday (Fellow) said that owing to absence abroad for several weeks and to pressure of business since his return, he had not been personally able to consider the matter very much. He was ashamed to say that until that morning he had not in fact seen the

Bill and, knowing that his partner Mr. Squarey w a intending to be present at the meeting and to take part in the discussion, he had been more than content to leave the matter in his much more able hands. He was therefore exceedingly sorry to hear from him that morning that he was unable to be present, but as he (Mr. Squarey) had also at the same time given him his notes of the remarks he had intended to make, he would, with the permission of the Meeting, read those notes instead of making any comments of his own, which, as he had no opportunity of considering the Bill, would not be worth much. The observations which he was about to make must therefore be taken as coming from Mr. Squarey and not as his own.

A perusal of the Bill lead to the conclusion that its operation would stimulate friction and litigation between landlord and tenant, by increasing the area and the number of matters in which differences currently arise to a limited extent under the existing terms of tenancy and the operation of the Agricultural Holdings Act of 1883, and this, too, without contributing in any degree to improved farming or increase in farm products.

The experience of his own firm, extending from Shropshire and Lancashire in the north to Kent and Cornwall in the south of England, pointed to an utter absence of demand for legislation by tenants in whose interests this Bill was ostensibly put forward. Referring to the objects of the Bill as disclosed by the memorandum on the first page, it was to be remarked that the only one of such objects apparently needful was the amendment of the Procedure Clauses of the Agricultural Holdings Act of 1883, and a better definition of some of its clauses in conformity with recent legal decisions. The abolition of the right of distraint would inevitably result in more

drastic and inelastic relations between the contracting parties and cruel injury to the tenants among whom were many hard-working and thrifty but more or less impecunious men, who would cease to be trusted at all with a farm, or would be compelled to leave their holdings through some temporary or accidental inability to meet their engagements if the not unreasonable protection to the *quasi* partner in the business (the landlord, who furnished the area of farming operations) were withdrawn. Moreover, this power of distraint practically furnished the cultivator in many instances with a proportion of capital for stocking and working his farm until the outcome of his industry could be secured and profitably realised within a few months.

If the tenant farmers of England could be polled on this point the majority against the alteration would, he was sure, be startling.

Capricious eviction was a mere dream of the theorist. Practically it did not exist and if the victim of such an eviction were a good farmer and a respectable man, he would certainly secure the offer of another farm long before his term expired.

The appointment of officially selected arbitrators to deal with and decide all matters in dispute between the landlord and tenant, including rent—mark that—was a suggestion that he thought would be received with absolute dismay by both landlord and tenant. Of course surveyors were often selected by landlords and tenants to adjust not only agricultural matters and questions, but also occasionally to settle the rent of farms between them, &c., but the man selected was always one well-known in his district, on whose experience and honesty both parties could rely. However capable the official valuer might be, if he were

not personally known to the parties he would be unacceptable to both, especially to the tenant. In this direction it might not unreasonably be asked why the official adjustment of the many questions other than rent which arise *de die in diem* would not be as reasonable as the proposal so to determine the rent of land. Surely the system was as applicable to the rent of houses and cottages, and to the difference of opinion with regard to the value of horses and cattle and sheep, or even of ladies' dresses or legs of mutton, the price in each case depending on the special quality of the article. Fancy a government official being called to a grocer's shop to decide whether the tea which a buyer had selected should be charged to him at 1*s*. 6*d*. or 1*s*. 9*d*. a pound! The differentiation between the quality of land for productive purposes, its relation to markets, locomotion, climate, &c., was certainly as irreducible to a mathematical formula as the flavour or strength of tea. Surely men could be trusted to make their own bargains, and the robust and manly character of the Englishman must be in a fair way to disappear if two men could not be expected to make a bargain without the interference of a third party who knew less about the matter than those whose differences he was called in to adjust.

The preparation of a schedule setting forth the conditions of repair, fertility, and cultivation of a farm by a practical valuer was a good suggestion if it were really practicable and ever likely to operate equitably. If the same valuer could deal with the farm at entry and at quittal some good might be achieved, but if the subtle differences which might arise, and which did arise, in the interval of these periods were to be determined at one time by one mind and afterwards by another, it was possible, and probable, that wrong and injustice

might result, greater in extent than the value of the remedy. Time and not matter prevented further criticism of this needless and imperfectly considered Bill. He (Mr. Sanday) would only say that he thoroughly concurred, after the short time he had had to digest the matter, with what Mr. Squarey had said.

Mr. Daniel Watney (Past-President) said that his opinion, after having read the Bill carefully, was that all freedom of contract, which was the very essence of commercial stability in this country, would be done away with if the Bill were passed, and in that case the future of agriculture would be indeed hopeless.

On reading the memorandum attached to the Bill one could not help being struck by the very drastic way in which those who promoted the Bill had gone to work, and one felt almost amused on reading that the object of the Bill was "to *equitably* extend the principles of com-" pensation for improvements adopted in the Agricul-" tural Holdings Act, 1883, in the Allotments and Cottage " Gardens Compensation for Crops Act, 1887, and in the " Market Gardeners' Compensation Act, 1895." He did not know whether those who had read the Bill would consider that it "equitably extended," as it seemed to him that it did exactly the reverse. The memorandum went on to state other objects of the Bill—namely "to remove " the defects shown to exist in the Agricultural Holdings " Act, 1883; to prevent loss to tenants by capricious " eviction; to abolish the right to distrain for rent; to " simplify and cheapen the present procedure by the " appointment of agricultural arbitrators with local juris-" diction to decide all matters in dispute between landlord " and tenant, *including rent;* and to place landlord and " tenant on the same footing as regards making claims."

The only part of this with which he agreed was that the Agricultural Holdings Act might be amended by placing landlord and tenant on the same footing as regards making claims.

Then the Bill made compensation payable for all improvements and checked the renting of tenants on their own improvements; provided that the improving tenant should be fully compensated for the value added to his holding by continuous good farming, and by giving greater freedom both to make improvements and as to cropping and the sale of produce, it "intended "to give increased inducements to the application of "capital and labour to the soil." He hardly thought that the Bill was calculated to give increased inducements to capital and labour, but the contrary.

The chief alterations made in the Agricultural Holdings Act were then stated, and the other main point of the Bill was that a tenant was enabled to carry out and to get compensation for any improvements. One absurd clause gave the tenant a right to claim for damage to crops by game during the last year of the tenancy. Why a tenant could not avail himself of the Ground Game Act he could not see.

Then again the memorandum said "compensation is "given for any loss a tenant may suffer from quitting his "holding by a capricious or unreasonable notice to quit" —that he would mention later on; then "provision is "made for a record of the condition of holdings at the "commencement of tenancies and in awards"; then there were to be appointed "agricultural arbitrators," and, for the settlement of compensation in respect of allotments or holdings of less than ten acres, special "parish "valuers" were to be appointed, whatever that might mean.

Then the proviso in Section 1 of the old Act that in

estimating the value of any improvement the valuer should not take into account as part of the improvement made by the tenant what is justly due to the inherent capabilities of the soil, was to be omitted in the new one.

He would just run through the clauses, if he might, by the indulgence of the meeting. Section 1 said "subject as in this Act mentioned, where a tenant has "made on his holding any improvement he shall, on and "after the commencement of this Act, be entitled at the "determination of a tenancy to obtain from the landlord "as compensation under this Act for such improvement "such sum as fairly represents *the value of the improve-* "*ment to the incoming tenant.*" He did not think any sensible man could object to that. That was the basis of the present Agricultural Holdings Act, and that ought to be the basis of any measure which amended that Act.

Under Section 2 a tenant might execute on his holding any improvements mentioned in the first part of the schedule; a thing which he could not do under the 1883 Act without the consent of his landlord. The schedule comprised the erection or enlargement of buildings, including labourers' cottages, the formation of water-courses, ponds, or reservoirs, &c. Those works the tenant could not do at present, but if by the new Bill a tenant gave his landlord three months' notice and the landlord chose to do the work, all the landlord could charge the tenant was a sum not exceeding 3 per cent.; but in default of any such agreement or undertaking, and in the event of the landlord failing to comply with his undertaking within three months the tenant might execute the improvement himself, and in respect of those improvements be entitled to compensation.

Members would see that under that Bill a tenant could

spend anything he liked. He might be a yearly tenant, might give three months' notice to the landlord who refused to comply with his demands, and would then be entitled to carry out that improvement and get compensation for it. The tenant might consider it an improvement, but the landlord might not, and, moreover, he might not have the means of paying for it at the moment.

Then Section 5 was a most unworkable one. "Every "contract of tenancy entered into after the commence- "ment of this Act shall contain a scheduled record of "the agricultural condition of the holding and its several "parts, and of the buildings, fences, roads, and drains "at the beginning of the contract of tenancy. At any "time during a tenancy existing at the commencement "of this Act, either party may require a record in similar "form to be made by an arbitrator appointed by the "county court. Copies of all such records shall be "deposited in the office of the registrar of the county "court, and either party shall be entitled to inspect "same at all reasonable times and to take copies "thereof."

Now what did that mean? Simply that they would have to appoint a man who would go round (he might be a very good man, but he did not know where they would find a body of men who would give up their time to going through all the holdings in England) and make a scheduled record of the state of the farms, and of the buildings, fences, roads, and drains, and other things. This must be done at every change of tenancy, and it seemed to him that it would be necessary to have an army of men going about the country for the purpose. The landlord could not check all these things; it would be impossible.

The regulations as to compensation for improvements would be found in Section 8, which said, "Where a tenant "is compelled to quit his holding by the act of his land- "lord for any cause other than the following, that is to "say, that he has not paid his rent, or has persisted in "committing or permitting waste." That meant that the landlord was to be subject to what was striven for in Ireland—that a tenant should have no disturbance in his holding, but should have *fixity of tenure*. If a landlord gave his tenant notice to quit, the tenant not owing rent, and not having persisted in committing waste, it would be called capricious eviction, and the tenant must be compensated for being disturbed.

Going back to what he had already referred to, the tenant was to be compensated for any damage to crops by winged or ground game during the last year of his tenancy. There were hundreds of farms adjoining covers where it was impossible to kill all the game, and where the crops were certain to be damaged to some extent; but the tenant when he took the farm knew that, and would not on that account give so much rent for the farm, and he was thus already compensated for any ordinary damage that might be done. The tenant had the Ground Game Act to protect him; he could kill the rabbits and so on, and therefore this seemed to him to be a most unfair clause.

Then with regard to Section 20: "Either party to a "contract of tenancy may apply to the arbitrator to "determine what is a fair rent to be paid by the tenant "to the landlord for the holding." The arbitrator was to take into account certain things, among them one which he could not understand—"the value (if any) of "unexhausted improvements made by the tenant or his "predecessors." It was quite certain that when the tenant's predecessors had gone out of the farm they

would have been compensated for any improvements they had made, but the arbitrator was, it appeared, to take that again into account all the same.

Then there was another curious clause. The arbitrator had to take into account "the value of the "tenant's own labour as superintendent or otherwise." The official arbitrator would have, therefore, to determine, for instance, that a man was worth, say, £100 a year, and take this value into account in fixing the fair rent to be paid.

There was another clause which he thought utterly absurd. It said that the rent so determined should not be altered for a period of three years, so that at the end of the three years the tenant could call on the official arbitrator again to come and fix his rent. Surveyors would not be able to undertake this work; they had quite enough to do at the present time. There must be a whole staff of men going about the country fixing rents, as they had in Ireland, and he ventured to say, from what he knew of fixing rents in Ireland, that it would be done in a very perfunctory and irresponsible manner.

The Board of Agriculture had to appoint official arbitrators and to fix their remuneration, which was to be paid out of the rates. Then Section 26 said: "The "council of every parish, or the councils of adjoining "parishes, containing together a population not exceeding "two thousand, where they so agree, or where there is "no parish council the district council shall from time "to time appoint one or more fit persons at their discre-"tion to be 'parish valuers' in the case of allotments "or holdings of less than ten acres." He did not know what qualifications the parish valuers would have, but he would leave members to infer.

The only good point about the Bill that he could see was that part which related to fixtures. He agreed with their removal by the tenant, or payment to the tenant of their value. He had no objection whatever to this clause, which seemed to him to provide fairly and reasonably between landlord and tenant, and (speaking from memory) appeared to him to almost follow the words of the Agricultural Holdings Act.

Clause 41 gave the landlord power to give the tenant notice to quit if any land was required for certain purposes—for the erection of farm labourers' cottages, for the provision of gardens, for allotments, planting of trees, opening or working of coal, making watercourses or reservoirs, roads, railways, tramroads, and so on; but the tenant was entitled, after the landlord had given him notice to quit a certain portion, to serve notice to quit the whole farm, which entirely destroyed, in his opinion, the value of the clause. Section 47 entirely abrogated all contracts, for every contract which interfered in any way with the provisions in the Bill should be void, and the arbitrator could declare it void and proceed in the reference as though it were non-existent.

The abolition of the law of distress (Section 44) would, in his opinion, be very prejudical to tenants, as they would get very little credit and would be required either to pay their rent in advance or to pay each quarter as it became due.

By Section 51, "Any tenant who has remained in "his holding during a change or changes of tenancy, "and has not thereupon received compensation for im- "provements, shall not thereafter at the determination "of a tenancy be deprived of his right to claim compensa- "tion in respect of improvements by reason only that "such improvements were made during a former tenancy

" or tenancies." Therefore if a tenant had a lease of seven years, and he at the end of that time took the farm for another seven years, he could go back to the very day he commenced his tenancy and claim for all improvements which he alleged he had made since that day.

By Section 55: "'Improvement' means any act or " thing whereby the letting value of the holding is in- " creased, and shall include increased fertility and clean- " liness due to continuous good farming." How often when a farm was to let a man would come forward and say he would take the farm, but that it was in such thoroughly bad order that he must have it for the first three years at a much reduced rent. There was nothing to do but to give way to him on that point. But when he had got it into good order that low rent was not, under the Bill, to be taken into account, but he was to be paid for increased fertility and cleanliness due to continuous good farming.

The only other point that he would call attention to was in the schedule of the Act. No. 29 dealt with " consumption on the holding by horses exclusively " engaged or kept on the holding, cattle, sheep, or pigs, of " cake or other feeding stuff not produced on the holding." Then the next one, No. 30, said that the tenant was to be paid for " consumption on the holding by horses ex- " clusively engaged or kept on the holding, cattle, sheep, " or pigs, of corn *grown* on the holding." It was, he knew, a very disputed point whether if a man used his own corn he should be paid or not. The only answer he could give was that it threw an additional charge on the landlord. The tenant had taken his farm without that, and if his landlord had to pay £50 at the end of the time for what that tenant had consumed, grown

on his own holding, it was simply an additional amount to come out of the landlord's pocket.

He had not had much time to go through the Bill properly, but he hoped that the few remarks he had made would help members to understand some of the clauses.

Mr. J. R. Eve (Fellow) said it appeared to him that the Bill met with very general condemnation. He would like first of all to say a word about the old Act, which had been extremely beneficial to the deserving tenant farmer. He had considerable experience of the working of the Act ever since it came into force, and whether he had acted for the landlord or for the tenant in establishing claims he found that those which had been made fairly had been fairly met, to the benefit of the tenants when they had really spent moneys in improvements for which they were entitled to be compensated. The only alterations in the old Act that he would wish made were two. The first, which had been referred to by a previous speaker, was with regard to procedure, but the procedure in the new Bill was to his mind infinitely worse than in the old one if it were true that the land belonged to the landlord, as it had always been considered hitherto to do. But under the new Bill a different procedure would be necessary, because in the future the land would belong to anybody except to the man who was supposed to be the owner.

He thought it was quite proper and right that the notice which should be given by the tenant should be of shorter duration than two months, but certainly that the landlord after that period had expired should have a further time in which he could give notice of his claim. Moreover, he believed, that if under this measure the

landlord and tenant were to give their notices simultaneously, it would lead, as his Committee had said in their Bedford report, to a great many more claims being made by the landlord than at present, because the landlord in his own defence must, before the given time—whether it was 28, 14 days, or whatever it might be—put in his claim, or he would be out of court the next day when the tenant put in his. This provision must therefore act to the detriment of the tenant whom the Bill was supposed to help.

The Bill as a whole he considered to be simply confiscation; everything was to be confiscated to the benefit of the tenant and those interested for him. There was another serious point. It was not only when the tenant quitted his holding, but if he continued in his holding, that he was to be compensated. Most of that compensation would probably be for cakes and foods consumed. These cakes and foods the tenant would immediately take advantage of by growing crops from them, and yet when he left the farm he was to be compensated for things of which he had already reaped the benefit.

There was no objection to the clause in the Bill which set out clearly that where a claim was made by an outgoing tenant for unexhausted value of foods or manures used, the award should take into account hay, straw, &c., that he had sold off the farm. It had been a question whether a tenant who on quitting a farm had a right to take hay and straw should be compensated fully, or an allowance made in respect of the produce sold. The Bill made it perfectly clear that if the tenant on quitting had a right to sell off, if he had used cake and corn and such things he should be compensated. That was really an improvement on the last Act. The provision as to game was one more blow at the

landlord, but why the last year of the tenancy should be singled out he failed to conceive. With reference to compensation for capricious notice, was not the landlord to have any power whatever to get rid of a tenant? Was it proposed that, as in Ireland, the landlords should have no will of their own?

Then as to "record of condition!" It would be necessary to find someone who had not much else to do to march over fields and take the state of every field and every hedge. It could not in fact be done. He was told that when the new Tithe Act came in, more surveyors were wanted than could possibly be found.

One of the speakers had already alluded to the arbitrators saying he thought very properly, that whatever a man wished to do he liked to have a voice in its doing. He did not want to be dictated to as to who should decide his action. He liked to choose his own surveyor and let the surveyors choose their umpires if necessary. The fixing of "fair rent" by an arbitrator was, he thought, a most iniquitous proposal, which took away from the owner of the land all right to do as he liked with it. Nothing could be more adverse to the interests of tenant farmers as a class than to do away with the law of distress. There were rich farmers, undoubtedly, who might possibly like it because they might think that there would be less competition for farms. Mr. Squarey had referred to the poor and deserving but impecunious tenant, who would be in a great deal worse position than he was at present. He ventured to differ from Mr. Watney when he said he was willing that a tenant should be paid for any improvement on quitting. He supposed Mr. Watney meant subject to its having been done with the consent of the landlord; if not, he certainly, for one, differed from him, because he

thought that landlords should have a voice in any improvement of anything like a permanent nature.

Mr. WATNEY: I agree.

Mr. EVE (continuing) There was only one defence after a tenant had given notice that he intended to make improvements, and that was for the landlord to give the tenant notice to quit, because after having received a notice to quit, a tenant could not carry out an improvement; but surely that was a very sad necessity.

The "continuous good farming" seemed to imply that a tenant had no liabilities and no duties. When a farm was let to a tenant, was it to be taken for granted that he was a bad farmer? If he farmed well and left his farm in good order, as he should do, why should he be paid for it? It seemed to him a most extraordinary thing.

With regard to the schedule clauses he would suggest that the items from 1 to 20, with the exception of 9, should all be done with the consent of, instead of merely with notice to, the landlord. Drainage was so important a matter that he would be willing to leave that as it was in the Bill. With regard to No. 29 (consumption by horses exclusively kept on the holding), he did not think that a tenant should be compensated for food used for horses on the holding. A tenant must keep horses and a certain amount of manure must be made, and he did not approve of paying for the food consumed by the horses used on the farm. As to No. 30 (the consumption of corn grown on the farm) he thought it would be necessary to give way over that, although it would cause a great inconvenience and would lead to much confusion and much more immoral dealing than existed at present. He was not sure whether The

Surveyors' Institution had not paid the Bill a greater compliment than it deserved by considering it at such length.

Mr. H. Donne (Fellow) said he agreed with his Committee—the Warwickshire and Worcester Committee, from whose meeting he was sorry to have been absent—that the Bill was receiving more consideration than it merited. In his opinion any Bill that interfered with freedom of contract must be bad to begin with. He would very much like to see some alterations in the old Act. There were many counties in which it might not have been found so workable as the last speaker found it in Bedfordshire, and he would like to see it replaced by a better measure. He felt with Mr. Watney that a tenant should be paid for his improvements, but not unless those improvements were carried out with the consent of the landlord. He thought that if a man improved his farm and increased its rental value, there should be, on his leaving it, some means of recovering what was due to him. The larger proportion of hardship he should think between outgoing tenants and landlords, would, if both cases could be weighed together, be on the landlords. The tenants had held the thick end of the stick for many years, and had been able to dictate their own terms. The fallacy of the idea that they took farms without the rental value being adjusted to meet the poverty of them, or without seeking allowances to put them straight, was very well known to all who had had to deal with such matters. He certainly felt that the Bill was receiving much more consideration than it merited; but he did not think it would receive so much attention when it was brought before the House, and he hoped most sincerely that Mr. Long would see

his way to introducing a Bill to amend the old Act, because there were undoubtedly isolated cases of hardship to outgoing tenants, the prevention of which would be a great advantage to all concerned.

There was also at the same time need of some protection of landlords from bad tenants. It was all very well to say why not they turn them out, and tenant farmers asked why let such fellows stay, but immediately one thought of doing such a thing as giving them notice to quit, they turned round and upbraided one for capricious eviction. If, while trying to protect tenants, some means were found to punish tenants who abused property, or to make it easier for landlords to change or remove them, it would be of the greatest possible good. In his opinion there was wanted some means of taking care of landlords' wrongs quite as much as of tenants' rights.

Mr. F. Austen (Fellow) said he thought that the Bill was much too drastic to become workable, and he had no doubt that it would be pulled all to pieces when it came before the House. He saw a suggestion in the *Land-agents' Record* that The Surveyors' Institution itself should prepare a Bill on this subject, and he also hoped that the Central Chamber of Agriculture would formulate a Bill from their point of view. He came from the south of England, where the Agricultural Holdings Act was very seldom wanted at all. They were fortunate, in the large majority of cases, in having the best landlords and the best tenants to be found anywhere, and the old system of letting landlord and tenant make their own bargains and stick to them was found to be the best. The Bill would, he believed, have the effect of throwing agricultural land out of the market, for as it had been

pointed out by one of the speakers, no one in his senses would purchase a farming estate now and have claims made on him every year and very often by the same men. It had already been pointed out that a tenant could make a claim on giving notice to quit, and then by remaining on could make another claim.

The appointment of official arbitrators would not, he thought, be at all workable. He quite agreed with previous speakers who pointed out that in the majority of cases both the landlord and the tenant—especially where there was a large estate to manage—would infinitely prefer to place their business in the hands of someone whom they knew rather than go before a person appointed by the Board of Agriculture who would possibly be unknown to both of them. Everyone knew that different counties had different customs: and a man was placed at a disadvantage when he went to a place of which he knew nothing. He felt sure that none present would rise to give one word of encouragement to the Bill, and therefore he thought the less said about it the better.

Mr. H. M. Cobb (Fellow) said that there was one clause in the Bill to which he did not think even Mr. Watney had alluded, and that was Clause 3. Personally, as a farmer, he would be entitled to considerable compensation for improvements made without any idea of repayment, but practically he thought it was iniquitous that a tenant should be paid for improvements which he had made on his holding previous to the passing of the Act. How could a landlord possibly foresee that such a Bill would be proposed? Under those conditions a landlord who had allowed a tenant to occupy a farm at a low rent because he knew he was a good and improving

farmer, would now find himself saddled with a heavy claim for compensation if that tenant cared to take advantage of the Bill.

With regard to the rent being fixed by an official valuer, he might say that he remembered a case a few years ago in which he was unable to agree with a tenant as to the rent he should pay, and the tenant adopted his suggestion to leave the decision to a third person. Not long afterwards he met the tenant, who told him that he had never spent a more miserable fortnight in his life than while he was waiting for the third person to fix what rent he should pay, and that he hoped never to have a similar experience; he preferred to make his own bargain without the aid of a third party.

As Mr. Watney had most justly observed, the main objection to the measure lay in the Clause which practically seeks to abolish all freedom of contract. If a tenant and a landlord could not agree to settle their own bargain, no official referee, no Act of Parliament, and even no Parish Council official could do it for them.

Mr. J. W. Kemsley (Fellow) said there seemed to be a little difference of opinion as to what fairly represented the value of an improvement to an incoming tenant. It was certainly a matter not easily to be decided. He lived in a neighbourhood where land was in a transition state; where some of it was being converted from arable to pasture, and some from market gardens to building land, and under such circumstances how was it possible to estimate what would be value of an "improvement" to an incoming tenant? One man might have a stud of breeding horses and might erect loose boxes. The next tenant might be a dairy-man and build cow sheds, and the man after him might be a market gardener, and erect green-houses, after which the landlord might

wish to develop the land as a building estate. How, under such altering circumstances, could there be any value in the improvement to the incoming tenant? As to the "continuous good farming" clause, it seemed to him that if a tenant farmed at all he ought to farm continuously well, and why his doing so should be treated as an exceptional virtue worthy of a monetary reward, he could not imagine. He happened to have land in a suburban neighbourhood, but if it fell in nothing would induce him to relet it, if he thought this Bill would become law, for the measure absolutely took away the whole of the landlord's freedom to do as he liked with his land, and practically handed it over to the tenant, and he would rather choose the alternative of letting the land go out of cultivation, than be hampered in developing the land for building by such a Bill as this.

It might be said that in objecting to official arbitrators, surveyors were simply actuated by a fear that their own craft would be in danger, but he repudiated that idea entirely. He objected to the appointment of official valuers on the ground of its unfairness to all concerned, not because surveyors might in consequence lose some possible work. Having a fairly varied practice, he had no hesitation in saying that there was no part of his work which gave him so much trouble and brought him so little renumeration as tenant right valuations, and he would not personally trouble himself very much if he were not called upon to do any more of them. He disapproved of all the provisions of the Bill, with one or two exceptions, and he agreed with the last speaker that the matter had received a great deal more attention than its merits deserved.

Mr. R. H. Powell (Fellow), shared the astonishment expressed by the first speaker that this Bill should ever have been framed, for, so far at least as his own district was concerned, he did not think there was any need for reform in any way. No speaker had, during the discussion, said that there was a demand from tenants in any part of England for an alteration of the existing conditions, and he thought it would be well that the discussion, when published, should show that members of the Institution (men well qualified to speak from practical experience) regarded the Bill as unnecessary and undesirable in the interests of the tenant farmers of England. He came from a district in which very little advantage had been taken of the Act of 1883, which still had been, in many ways, a help to tenant farmers. Any measure so drastic as that under discussion was, he ventured to say, absolutely unnecessary.

He considered the Bill to be not only useless but absolutely bad, although he was quite willing to admit that there might be points in the Act of 1883 which would be better for amendment.

Mr. W. H. Warner (Fellow) said that he was not deeply versed in the methods of dealing with agricultural tenancies, but as having a good deal to do with the sale of land, and with persons whose income was derived from landed estates, he would say that if a measure like this, or even only a part of it were passed, it would deal a death blow to the value of landed estates. If he himself were to buy an estate and such a Bill were already passed, he should feel inclined to give notice to all the tenants and to farm the land himself. The discussion had been very interesting, and he thought that

Mr. Wright had in a most able manner struck the key-note of the whole matter, and that his arguments had been fully borne out by Mr. Watney and Mr. Squarey, whose large experience enabled them to speak with great weight on the subject.

It seemed to him that the chief object of the Bill was to establish the tenant as absolute master of the situa tion and, as it had been pointed out by previous speakers, to place a yearly tenant in a much better position than was the landlord himself. It had been suggested by several speakers that the Bill seemed scarcely worthy of discussion by the Institution, but he thought it was quite as well that the folly of such proposals should be demonstrated by practical men.

The PRESIDENT said he had listened with much interest to the discussion. After reading the Bill, he had come to the conclusion that it was one of the weakest measures that he had ever known, and that it would be very much more to the interest of the country if members of Parliament would devote their attention to things which they understood rather than to tampering with so important a subject as the landed interest. He had, during a long experience, found that whatever a man's previous training or occupation might have been, so soon as he entered Parliament, he understood everything that was for the good of everybody else, and felt quite at liberty to take up the time of members who really did some good by bringing forward such proposals as those contained in this Bill.

To his mind this was only the thin end of the wedge to be driven in for the express purpose of putting the landlords and tenants in England at cross purposes, as they

were in Ireland. It had been his lot to spend many weeks during the previous year in Ireland dealing with land matters, and he had come to the conclusion that the Land Acts which had been passed by the legislature from time to time had done very serious injury to all the parties concerned. Land affairs in Ireland were in such a mess (he could not call it anything else) that unless some serious action were taken by someone understanding the subject, both owners and tenants could not succeed in the carrying on of their business. The effect of establishing a division of interest between landlord and tenant had been the ruin of Irish agricultural property, and his opinion was that if such legislation were carried out in England the same result must inevitably follow.

With regard to Ireland, there had been, during 30 years, about 20 Acts of Parliament passed with a view to solving the problem, which was now in worse confusion than ever before. If legislators would only stay their hands and not meddle with the question at a time when all really concerned were trying to prosper and beginning to see signs of improvement; if they would only leave land alone and not by their interference upset all settled arrangements, then men could approach each other as reasonable persons, each anxious to do business on terms profitable to himself and not necessarily harassing to the other party to the bargain.

In summing up, he did not know that he could do more than place upon record the fact that during a very careful discussion of the measure by many members whose practical experience entitled them to be considered experts on the question, there had not been one single word said in favour of the Bill. No one had ventured

to say that it was necessary, or that it would improve in the slightest degree the position either of the tenant or of the landlord.

The meeting then adjourned.

Paper. 249.
No. 402.

LAND PURCHASE IN IRELAND.

By ROBERT SANDERS, Fellow.

Read at the Ordinary General Meeting of The Surveyors' Institution, *on Monday, May 15th*, 1899.

Robert Vigers (President) in the Chair.

The system of land tenure in Ireland, inaugurated by Mr. Gladstone in 1881 and perpetuated by the Land Act, 1896, has very few friends. Representatives of landlords and tenants alike condemn it. The economic loss to Ireland which it causes is very great; for every fifteen years a number of lawsuits result from its working, which necessitates the employment of a large staff of officials and a great body of solicitors and valuers, who gather round the land courts, and lands are thrown into bad cultivation by the tenants for several years before the periodical rent fixings, for the purpose of securing low rents.

There has also been created a feeling of unrest and uncertainty, and a complication in the relations between the two great classes in the land. No possible amendment of the law will remedy the evil, for it surpasses the wit of man to say what is a "fair rent" in Ireland, within the meaning of the Land Acts. In July, 1895, Mr. Gerald Balfour gave a forecast of the Government policy in regard to Irish land, declaring that in his judgment the alternative solution of the difficulties would lie, not in any amendment of the Act of 1881, but

rather in promoting the more rapid and effective working of the Land Purchase Acts of 1885 and 1891.

"It is," he said, "to land purchase, to the transfer from "the landlord to the tenant of the soil cultivated by the "tenant, that I look as the great means of reconciling the "Irish peasants to the Government under which they "live." But unfortunately Mr. Balfour's Land Act of 1896 aggravated the evils of the rent-fixing system, which tended to discourage the tenants from adopting land purchase as a settlement.

The administration of this Act necessitated the appointment of the Royal Commission, presided over by Mr. Justice Fry, of which one of the ablest and most distinguished Fellows of the Institution (its present President) was a member. That Commission issued a most valuable report, and it is to be regretted that the recommendations contained in it have not been fully carried out by the Government.

A great social revolution has just been passing over Ireland with the establishment of Local Government. The landlords, as a class, have been relieved of their former local duties, and very great and far-reaching powers have been placed in the hands of the people. The importance of creating a strong and numerous body of peasant occupiers is increased, and the object of this Paper is to consider how this can be encouraged.

A sweeping measure of compulsory purchase has been freely advocated by the representatives of the tenants, who want to compel the landlords to sell at a very low price, and by many landlords who think that compulsion to buy might be usefully applied against the tenants where reasonable terms are offered, and refused by them.

To my mind compulsory purchase is not only undesirable but unnecessary, because we want to get back to

the principles of "Free Contract." The basis of a voluntary system of purchase is "Free Contract," but compulsory purchase or sale must be founded upon an official valuation, which would not satisfy all parties nor would the State have the same security for the repayment of advances as under the voluntary system.

I think also that more rapid progress would be made by improving the present methods than by experimenting afresh. Tenants are quite willing to buy upon the terms at which landlords are willing to sell, and the Land Commission have £26,000,000 to lend for purchase, but the process is expensive, slow, and uncertain. It too often happens that after the landlord and tenant have made their agreement the Land Commission refuse to sanction the sale, although they have the tenants' interest as well as the landlords' for security.

Land purchase as now administered by the Land Commission owes its origin to what are known as the Bright Clauses introduced into the Act of 1870, with the object of increasing by gradual means the number of peasant occupiers in Ireland, it being then the opinion of many that the final settlement of the land question must eventually take that form.

Under that Act the Commissioners of Public Works were authorised to advance two-thirds of the purchase money to an occupying tenant who had contracted with his landlord for the purchase of his farm, but the rate of interest charged and the requirement of a cash payment of one-third, made them inoperative.

Under the Land Act of 1881, the Land Commission was substituted for the Board of Works, and was authorised to advance three-fourths of the purchase money.

The poorer class of tenants for whom these provisions were intended, could not find the cash, and the purchase

clause remained a dead letter until the Purchase Act of 1885 was passed.

This Act enabled the Land Commission to advance the whole of the purchase money to the tenant, keeping back one-fifth from the landlord as a guarantee deposit, upon which he received 3 per cent. interest and repayment of the cash at the end of about 17 years, if there were no deductions to be made for purchaser's defaults in repayment of the instalments. The loans were made at 4 per cent., repaying principal and interest in 49 years. The advantages to be obtained induced many tenants to purchase, and ten million pounds were advanced in about six years, converting into owners 25,000 occupiers of 1,000,000 acres who previously paid a rental of about £600,000 per annum.

In 1891, the system having passed the experimental stage, and the authorised direct grants from the Treasury having been used up, the Purchase of Land (Ireland) Act, 1891, became law, enabling the Land Commission to issue stock at $2\frac{3}{4}$ per cent. to the amount of £30,000,000. The conditions attached to advances were not so favourable to the tenant purchasers as previously, and amendments improving these were enacted in 1896, which have now made the terms more acceptable. The landlord who sells receives payment in stock which now realises in cash 10 per cent. premium. Up to the end of the last financial year land stock to the amount of £3,178,000 had been issued, and 9,580 occupiers who paid a rental of £190,000 were converted into owners under this new procedure.

It will be observed that steady progress is being made in this process of land purchase, and that land to the value of nearly £800,000 per annum has been transferred to the occupiers. There are about half a million agricultural holdings. The total agricultural rental of

Ireland is about £10,000,000 a year, paid by half a million occupiers, of whom nine-tenths pay less than £50 per annum each, but only occupy about one-half of the agricultural land, and about a quarter of a million occupy less than 15 acres. As half the £30,000,000 available for land purchase must be applied for the purposes of small holdings under £50 valuation, there is ample money available to deal with a very large proportion of occupiers.

The advantages of the system to both landlord and tenant are very great. The tenant becomes fee simple owner, subject to a terminable Government annuity which is very much less than his rent even when he agrees to pay his landlord a liberal price, and is reduced every ten years in proportion to the amount of principal paid off.

Interest at the rate of 3 per cent. is payable to the Land Commission from the date of any advance being made up to the next sale day, that is, the 1st May or 1st November, from which the annuities in repayment of advances begin to run.

In any case where an advance of the entire purchase money is made, the Land Commission may retain such portion of the advance as a guarantee deposit as they may think sufficient.

If the advance exceeds three-fourths of the price, it is repayable by half-yearly instalments on the 1st May and 1st November in each year, at the rate of £4 per annum for £100 advanced, subject to reduction at the end of ten years in manner hereinafter explained. Each £4 of the annuity is applied as follows: £2 15*s* is used to pay the dividends on the guaranteed land stock issued in respect of the advance, and £1 5*s*., the balance thereof, is treated as capital repaid, and is

accumulated at compound interest as a sinking fund to redeem the stock so issued, and when the advance is thus repaid the annuity ceases.

Where the advance to the purchaser does not exceed three-fourths of the price, such advance is repayable by half-yearly instalments on the 1st May and 1st November at the rate of £3 17*s.* 6*d.* per annum for each £100 advanced.

In such cases the sinking fund portion of the annuity is £1 2*s.* 6*d.* instead of £1 5*s.* The annuity is also subject to reduction at the end of each ten years on the basis of the accumulations of the £1 2*s.* 6*d.* sinking fund.

The purchase annuity will be reduced at the expiration of the tenth, twentieth, and thirtieth years, reckoned from the date the annuity commenced.

The annuity payable for the first ten years is calculated as above stated, at the rate of £4 per £100 upon the total advance made.

At the end of ten years it is reduced, and starts at the same rate of 4 per cent. upon the balance of the advance then outstanding, to be ascertained by the Land Commission.

The purchaser continues to pay such reduced annuity during the second period of ten years, at the expiration of which a further reduction of the annuity will be similarly made.

Another and final reduction of the annuity will be made at the end of the third period of ten years. The annuity will thus be reduced three times, and as finally reduced from the end of the thirtieth year will continue to be payable until the balance of the advance then outstanding has been repaid by accumulation of the sinking fund portion of the annuity at compound interest.

The following table gives the actual figures :—

£100 advanced assuming a Rate of Interest of 2¾ per cent.
Sinking Fund £1 5*s.* 0*d.* per cent. throughout.

Period.	Amount of debt at commencement of period.			Annuity during period.			Amount paid off during period.		
	£	*s.*	*d.*	£	*s.*	*d.*	£	*s.*	*d.*
10 years	100	0	0	4	0	0	14	5	6
10 years	85	14	6	3	8	7	12	4	9
10 years	73	9	9	2	18	9	10	9	9
42½ years	63	0	0	2	10	5	63	0	0
72½ years									

Purchasers can at any time pay off the whole advance, or they may redeem any part of it, and obtain thereby a reduction in their annual payments.

Thus a tenant whose judicial rent is £100 a year, by buying at 20 years without any cash payment becomes fee simple owner subject to an annuity of £80 during the first 10 years, £68 11*s.* 8*d.* during the second 10 years, £58 15*s.* 0*d.* during the third 10 years, and £50 8*s.* 4*d.* during the subsequent 42½ years.

If no guarantee deposit is required the landlord receives £2,000 in land stock, which can be converted into £2,200 cash at the present price of the stock.

The Royal Commission reported that " the efficiency

"of the Land Commission as a body for carrying out "sales with despatch has diminished instead of in- "creased." They also reported that "the Purchase Acts "do not disclose any reason why the proceedings of the "Land Commission in sales should have become more "complexed or more dilatory." "The conclusion is almost "irresistible that the increasing delays must be in part "at least due to the rules and methods of procedure "followed by the Land Commission."

I have negotiated a good many sales, and therefore can speak with some knowledge on the subject, and I do not think that any blame can be attached to any of the officials whose duty it is to administer the Acts, for I have always found them most willing and anxious to facilitate purchase. But the procedure which they have adopted is not suitable for the transfer of numerous small estates.

They have followed the precedents of the Encumbered Estates Court, which were adopted under totally different circumstances and in connection with the disposal of large territorial estates.

Some change is necessary, and an extension of land purchase rather than a continuance of the present statutory rent-fixing system is apparently the policy of the Government. They can bring it about without any grand heroic measure of compulsory sale, but rather by the removal of the difficulties which now stand in the way of voluntary agreements. I believe that many landlords are willing to convert the statutory rent-charges which they receive into cash at a fair price, and tenants are becoming keenly alive to the advantages to themselves of acquiring the fee simple. The whole country is in favour of it. It would be very easy for the Land Commission to be a little more liberal in sanctioning

advances which may be agreed upon, and except in a few cases no guarantee deposit need be retained, as it is worthy of comment that out of thirteen millions which have already been advanced for land purchase default has taken place in very few cases, and the guarantee deposit in 999 cases out of 1,000 have never been drawn upon. The price which the tenant gives to his landlord is never the full value of his holding, and there is generally a large tenant-right, often exceeding that price which the Land Commission have as additional security.

But the real block lies in the system of transfer of the land to the tenants.

The Land Commission have a large staff engaged at the work, and they have been unable to vest, on the average, more than one million pounds' worth of property each year. At that rate it will take perhaps 26 years to use up the funds provided by the Land Purchase Act of 1891. It has been stated upon good legal authority that by increasing the staff this rate of progress might be doubled, but could not be further extended, owing to the necessity for searches in the registry of deeds office, where only a limited number of titles can be searched against in the year. What is the remedy? I believe it lies in establishing a proper system of registration of title under which the transfer of land in large or small parcels may be effected as rapidly and inexpensively as it can be in the colonies and on the continent. The necessity for adopting registration of title in the case of peasant proprietors as a protection to the State in securing the advances made was admitted by the passing of the Local Registration of Title Act, 1891.

Although this Act falls far short of what is required, it nevertheless creates a new system of transfer which

can easily be developed to meet the requirements of the country.

The Act creates two systems of registration—

(A) Compulsory registration in the case of all tenant purchasers; and

(B) Voluntary registration for any other landowner who desires to bring himself under the Act.

When an estate has been registered, the title to it having previously been investigated by the Government office, sale and transfer is the simplest transaction possible. The landowner, in lieu of his title deeds, becomes possessed of a certificate of title which is good against all the world. If he desires to sell to his tenants under the Purchase Act, he has merely to produce his certificate, and a sale can be made so soon as the farms have been valued and the advances provisionally sanctioned.

I am strongly of opinion that the ultimate success of land purchase will depend upon the improvement of this system, which, to be perfect, must comply with the following conditions:

1. It must be compulsory in all cases;
2. It must be founded upon an accurate survey officially prepared and the boundaries between occupations must be made conclusive.

The authors of the Act did intend to apply the principle of compulsion to all landowners, but they feared to risk their measure by extending it too far at first, and they applied compulsion only to the case of the small occupying proprietors, the registration of whose estates was absolutely necessary for the security of the Government advances. It would be a great benefit to the country to gradually introduce universal compulsory registration, which could be done at small expense

to the State. The cost of the initial investigation would gradually be returned by payment of office fees on transactions and in stamp duty on transfers.

The perfecting of a good system of maps is of very great importance. There are at present mapping departments attached to the Land Commision, the Valuation Office, the Land Judges Court, and the Local Registration of Title Office. These should all be united under the Ordnance Survey Department, and the saving of expense to the State would be sufficient to enable that department to produce a map of any district in Ireland with correct boundaries between the occupations. Public notice might be given that after a certain period the boundaries set out on the map would be deemed conclusive. There would be very few changes made, for the occupiers are only too ready to accept the ordnance map when disputes arise over their boundaries.

When this mapping system had been completed for any area, and the title to an estate within that area had been cleared, it would be registered with a schedule of tenancies and reference numbers to the map, similar to a well made out estate map, and a transfer of ownership could be effected in a few days.

It has only been possible to give a very cursory sketch of our land purchase system in Ireland; but I cannot close without saying a few words on the general effect which it has produced in the country. In 1881, the landowning class numbered about 15,000, and there were half a million tenant purchasers. There are now 35,000 new owners under the purchase system, and there is no doubt that every tenant who purchases ceases to be an agitator, and longs for peace and quietness. I think, however, that in another generation a new race of landlords will probably spring from these peasant occupiers,

for they dearly love to sublet, and no doubt will do so as soon as the last instalment to the Government has been paid. I have to thank the members of the Institution for so kindly allowing me to lay my views on Land Purchase in Ireland before them to-night.

Mr. Daniel Watney (Past-President), said he had great pleasure in proposing a most cordial vote of thanks to Mr. Sanders, who had come from Ireland to lay before the Institution the results of his wide experience with regard to land purchase—a matter so important in that country and so very little understood here in England.

He had himself spent some years in Ireland, and although it might seem presumptuous on his part to offer any comments, he could hardly agree with one point in this Paper. Irish land questions had been to the front since Mr. Gladstone, in 1881, introduced his first Land Act, and he was not sure that legislation had been altogther for the benefit of the country, so far, at least, as his own experience of Ireland went. For five years of his business life he was professionally engaged in Ireland on large estates and in valuations, and could consequently claim to speak with some little knowledge of the subject.

There was, no doubt, a general increase of prosperity in the country, but he could not think that it was entirely due to the Land Acts. After the famine of 1848-9, Ireland was in a very terrible condition. He first went there in 1852, and between that year and 1875, there was a very marked change in the cultivation of the soil and in the quantity and quality of the stock that the tenants kept, as also in the general prosperity of the country. Railways were made and new enterprises were started, and to these, he thought, the prosperity of the

people was due, rather than to the twenty or twenty-five Land Acts which had been made statute law. He knew that, as Mr. Sanders had said, the land Act of 1881 fixed the statutory term for which a judical rent should stand at 15 years ; but he was in Ireland when the rents were being fixed by the Sub-Commissioners, and he had forced on him the conviction that a more perfunctory method of fixing rents, or rather of reducing rents (for that was all that the Commissioners were appointed to do), it was impossible to conceive. Rents were reduced 20 to 25 per cent. in a most wholesale manner. But this process of fixing rents involved the employment of so many solicitors and valuers that it upset the business of the whole country.

He could not agree with Mr. Sanders that farms were very often thrown into bad cultivation by the tenants for several years before the periodical rent fixing, for the purpose of securing low rents. He thought that a too sweeping statement, for though it had no doubt been done in some instances, it was rather the exception than the rule.

All the Land Acts passed since the first Act had tended to abrogate the law of contract. In England the law of contract was looked upon as of an exceptionally sacred character ; but in Ireland it was sought nowadays to do away with it entirely. The contract formerly existing between landlord and tenant had been completely put aside and done away with ; there was no notice to quit, but simply fixity of tenure, and a landlord could only turn a tenant out under very exceptional circumstances.

The whole system was very different from the English system. If members would read, as he had read very carefully, the Report of the Royal Commission presided

over by Sir Edward Fry, of which Commission the President of the Institution was a distinguished member, they would find it very good reading, and would be considerably enlightened as to the difference between English and Irish negotiations so far as landlord and tenant of land were concerned.

He observed that Mr. Sanders said he wanted to get back to free contract; but he thought he would find it very difficult in Ireland to get back to what was regarded as freedom of contract in this country. Mr. Sanders thought that the advantages of land purchase were very great to both landlord and tenant, and with that he quite agreed; but, as he had already said, from his own experience in Ireland, he very much doubted whether the system was calculated to benefit Ireland as a nation. There was no more close-fisted and grinding landlord than the Irish tenant, as soon as he got land and could sublet it. He knew he should be told that the law of land purchase in Ireland now prevented purchasing tenants from subletting; but there were many evasions of that rule, as Mr. Sanders knew. A man would let a miserable one-roomed cabin and an acre of land for perhaps £4 a year, with so many days' labour in, paying, as he had known it to be the case, perhaps, at the rate of 8*s.*, 9*s.*, or 10*s.* an acre for the land, and he thought Mr. Sanders would confirm his statement that this was by no means an uncommon occurrence.

When the Irish tenants had taken full advantage of these Land Purchase Acts, and had become owners, he did not think it would be found that the whole community had benefited by the change. Individuals might reap some advantage, but the country at large would be much more prosperous under the large landowners—men who looked after their tenants and did what was right and fair—than under the immensely increased

number of small owners to whom Mr. Sanders had referred. The Earl of Devon, who had recently sold all his large estates in the south-west of Ireland, was a fair type of a good landlord; but he thought it would be found that in the course of a few years the estates which he had sold would be in a much more impoverished condition than under one large owner. Again, he knew of estates in the north of Ireland belonging to some of the great City Companies, many of which had been sold. Those Companies had spent large sums annually in keeping up the markets, the churches, and the schools, but those contributions had all of course ceased, and recourse must now be had to public grants and donations. It could hardly, he thought, be for the benefit of the country that these Land Purchase Acts should create so many small landowners by ousting the larger owners who could afford help in time of need.

He regretted to find that in reading the Report of the Royal Commission he overlooked the statement that the efficiency of the Land Commissioners, as a body for carrying out sales with despatch, had diminished rather than increased. He had thought that with practice their efficiency might well have increased.

With regard to Mr. Sanders's suggestion for registration of title, such a system would no doubt effect a very great saving of time and expense in the transfer of land; but his experience was that, in England, the registration of title was a very long process. A great number of things had to be investigated, and the whole title must be gone into *ab initio*, and sent clear to the Registration Office. A number of difficulties arose, and he had found that in England it took a considerable time to register a title to any large estate; but it might not be so in Ireland. Of course when it was once done the transfer was exceedingly simple.

Mr. J. H. Sabin (Professional Associate) said that he had great pleasure in seconding the vote of thanks to Mr. Sanders for his Paper. He was quite sure that a careful perusal of it would greatly assist members to fully understand the working of the Land Purchase Act in Ireland, and that they would arrive at the conclusion, that in all respects the method of holding land in Ireland had always differed very considerably from the English method, and that the work of an English land agent was now very much easier, and had always been less onerous than the work of a man in a similar position in Ireland. There was not only this considerable difference between the conditions in Ireland and in England; but there was also a great difference in the circumstances affecting estates in different parts of the latter country. He apprehended that Mr. Watney's experience of the north-west of Ireland would be very different from the experience of land agents in the south-west.

He could not profess any personal practical knowledge of Irish land agency; but he remembered having been led to a study of its theory by reading, many years ago, an interesting Report (he thought almost as interesting as that issued by the recent Commission), the Report of the Devon Commission, which led, he believed, to the enactment of the Encumbered Estates Act. He thought Mr. Sanders would agree that the Encumbered Estates Act was not altogether for the benefit of Ireland; and the greatest trouble, he believed, in the Irish land agitation had arisen on estates which had passed through the Encumbered Estates Court.

There seemed to be a strange fatality overhanging everything in the way of legislation for Ireland. It might seem, on the face of it, that an enactment must be for the benefit of some particular class, but it always

turned out that, after all, it operated in quite another direction from that which its proposers anticipated, and what was looked forward to as a remedy for the present conditions of things in Ireland, might, as Mr. Watney had forecast, very likely prove a disadvantage to the nation as a whole.

One could quite understand that a man, having purchased an estate, wanted to get the best income he could out of it. That virtue, he thought, if it were a virtue, was possessed equally by the English purchaser, and if by a judicious subletting of the land, where he had a *quasi* ownership, the land purchaser in Ireland could get something more than he was paying—well, after all, it was only human nature, although perhaps, not its best side.

It was interesting to notice that, while the landlord might ostensibly get only twenty years' purchase for his interest, yet by the operation of economic laws he succeeded in getting twenty-two years' purchase; for he could convert into cash his land stock which at the present time stood at 10 per cent. premium; but he was a little puzzled as to the tenant's share of the investment. In consequence of money having to be reinvested to form the sinking fund in this stock at 10 per cent. premium, the tenant would seem to pay more than he bargained to pay.

If, however, as he understood the President to say, the reinvestments were at par, he agreed that while the vendor got the advantage of the market, the purchasing tenant did not suffer.

Mr. WATNEY said he would like to say a few words in answer to Mr. Sabin. He was far from disputing the proposition that a prudent man would make what he

could out of his property, and that if he bought property he was fully justified in subletting and in making as much profit as possible. But Mr. Sabin had, he was afraid, forgotten that the reason for the passing of the Land Acts, as set forth by those who produced them, was that the tenant had been ground down and oppressed by the landlord, and this legislation had for its avowed object the freeing of the poor tenant of Ireland from the extortions and exactions of landlords. But everyone with any experience of Ireland knew well that the exactions of the middleman were infinitely more cruel than those of the landlord. There were admittedly some landlords who did exact and who were extortionate; but they were only a small minority, and in making his previous remarks he was taking into account the character and nature of those middlemen who ground down and oppressed the small sub-tenants (each with perhaps an acre or half an acre of land), and who yet declared, before the Sub-Commissioners that they were totally unable to pay one-fourth of the rent which they themselves exacted.

The PRESIDENT said before he asked the Meeting to pass the vote of thanks he would like to say a few words with reference to the Paper. His principal experience of Irish Land procedure was gained when he was on the Commission over which Sir Edward Fry presided so ably as Chairman. His visit to Ireland, although it occupied a large amount of valuable time, was to him of the greatest interest. The Commissioners did all that was possible to carry out the submission made to them; that submission being "to report on the working of the Land Acts." Of course they were bound to keep within the lines of the submission, but he, personally, should like the

submission to have been upon a rather broader basis, in order that the Report might have included a record of experience gained in the course of the Commissioners' inquiries and inspections. His feeling, based upon experience, was that in Ireland, when the land was held by the original owners, some of whom still remained, all the tenants on the estates were fairly and liberally treated. The great pressure brought to bear upon the occupying tenants came in the first instance from the men who bought Irish estates at prices based upon the low and moderate rents formerly paid. Then the usual process appeared to be to raise every man's rent as far as possible and then to sell. By this means the land speculator made very large profits, because the tenant was in the position of having a right, as tenant, to occupy his land, for all the buildings (speaking broadly) belonged to him, and the speculating landlord who had bought the property could either make each tenant pay an extortionate rent or drive him away, and then the man lost all his buildings. This was, he believed, the origin of many of the present difficulties.

The tenants were the owners in nearly every instance of the houses and farm buildings, which they added to and improved from time to time, so that they could not afford to be driven out. Even if they had been paying only 10*s.* an acre, and the speculating landowner liked to raise the rent to 15*s.*, they were bound to pay it or to go away and abandon their own property. The Land Acts placed the tenants in a better position by giving them a secure tenancy—fixity of tenure, as it was called; and no doubt all the while that tenant-right remained, there was a divided interest in every farm. The landlord was receiving a certain rent, but the tenant

under the new Acts had power to go into court to have his rent fixed, and all sorts of means were taken by some dishonest tenants to get their farms into bad condition before going into court.

Again, his own experience was that many of the men sent to report on the farms and to fix the rents did not know as much about the value of land in Ireland as he himself did as a mere visitor. They had no experience or proper training; the work was done without any head to direct their proceedings, and they consequently got into many difficulties. His own impression, after talking with the people in some of the districts, was that those men going to report on some of the more lonely parts of Ireland felt that they must reduce the rent or they would hardly dare to revisit the district. In any case, an old landowner who had never altered his rent, but had kept it at the lowest minimum, was treated in the same off-hand way as was the speculating landowner who had doubled or trebled his rents. He had come to the conclusion that the whole matter was in a dreadful state of muddle, and that it would remain in that state until the dual interest was in some way got rid of.

The tenant should have every means fairly offered to him to become the owner, or if he were not in a position to do so, then the same means should be given to the owner to get rid of the dual interest by buying the tenant's interest, and leaving the parties to make a fair and free business contract which would suit their mutual convenience.

Any attempt to legislate with a view to making an owner let his property to one man at a rent lower than he could get from another must do a very great injustice. He saw no objection to relieving a tenant from this state

of dual ownership ; but it was not right to deal with the landlord in one way and with the tenant in another. The tenant in many cases of which he knew was quite willing to buy, and he was quite willing to give a fair number of years' purchase of the rent which he was paying ; but the difficulty arose when he came before the court, that the court would not allow the money to be advanced to pay the whole purchase money and interest even when the landlord left a large margin, but took steps to reduce the terms agreed between the landlord and tenant on the ground that there was not sufficient security. He thought if the authorities were advised by some one of standing, thoroughly acquainted with Irish land and its conditions, they would willingly make the necessary advances, because the landlord gave as his security the whole of the dual interest in one hand. Paying for one he got the two into his mortgage, and that formed his security. The land was taken at the minimum price—the land only without the buildings—but the moment the two interests were in one hand there was ample security for an advance for buying either the tenant's interest or that of the landlord.

He could not see why the landlord should not have the right (where the tenant was willing) to buy the tenant's interest and thereby offer security for an advance, in the same way as the tenant did, but he thought the authorities were drawing the string too tightly, and did not facilitate the solution of the problem of this dual interest, which must, until it was solved, keep Ireland in trouble. Why one party should have the right to drive the other out and the other should have no rights of resistance at all he was at a loss to understand.

There was another side of the question : when a tenant

gave notice to his landlord that he was about to sell his tenant-right, the landlord had a right to purchase the tenant's interest, and then if they could not agree to the terms (the landlord finding the money) they had to go to the court, and one of those gentlemen who was supposed to be a valuer born and bred, though he might have carried on some trade in the town, was sent to fix the price which the tenant should receive from the landlord, and the only way he had of arriving at such price was by capitalising the rent.

The so-called valuer simply capitalised the rent at a certain number of years' purchase, so that (the Commission had it in evidence and it was in print) those men who were sent to value the tenant's interest merely multiplied the rent which the landlord received by an arbitrarily fixed number. Thus if the tenant was paying £100 a year for something that was worth only £80 a year, he got a higher sum out of the landlord, because the rent he was paying was multiplied by a certain number of years' purchase to arrive at the tenant's interest. That showed the class of men who carried out this business.

The members of the Commission tried to elicit the reason for valuing in that way, but none of the valuers could understand it, or they pretended not to understand it, excepting one man, who said, "I never thought "of it before; but I did not know any better method, and "I thought that was the best way to do it." So it would be seen that, under those circumstances, the landlord who exercised his right to buy out the tenant must buy at, practically, freehold price. In some cases the valuation even came out at a great deal more than the freehold price. As long as this dual interest existed, Ireland would be in trouble, and unless something were done—he

did not like to suggest another Act of Parliament for Ireland, for he thought that there were more than they knew what to do with now—but something should be done to ensure that all contracts should in future be respected both by landlord and tenant. It was, in Ireland, a very serious question for both parties, and he was afraid that certain persons were now trying to introduce something very much like it into England. The recent proposals for new Land Acts formed, he thought, the thin edge of the wedge, designed to sever the interests of landlord and tenant, and to get this country into the same difficulty as existed in Ireland. There was, in certain quarters, a keen desire to pass Acts of Parliament to interfere with free contracts. He, for one, felt very strongly on the matter, and he should be very glad indeed to see some of the Land Bills submitted to Parliament defeated as soon as they got to the House.

If there were to be any new procedure the whole matter should, in the interest of landlord and tenant alike, be dealt with as it was dealt with many years since. There was a very valuable Parliamentary Paper called "Griffith's Valuation," made about 1846, by Sir Richard Griffith, who must have been a man of great experience and intelligence, and who set about fixing the rent and valuation of land and buildings in Ireland in the most admirable way. The Paper was in the Library of the Institution, but he advised Members interested in the subject to get a copy (which they could do for a few pence) and study it carefully.

It was of course impossible for Griffith to personally value every field and house; but he instructed the men under him in a way that to his mind was extremely

practical and clever. Every man employed had complete directions as to how he was to proceed with his work. Sir Richard Griffith was the one head, and every man who made a valuation could go to him, and with a schedule of his particulars and valuations could have any corrections made or directions given that were necessary.

That was very different from the way in which the business was done in connection with the present Land Act. The valuers now knew little or nothing of what they were to do as a general body, but simply made their own notes and their own valuations and handed them in, and if necessary supported them in Court; but there was no one to give them any direction, whether in fixing the rent they were to deal with the buildings or what deductions they were to make, or whether they were to make any deductions at all from what they thought was the value of the tenant-right interest.

Some of them did make a deduction for the tenant-right interest, but others who had valued the same farm had not made any deduction on that account, but they came to the same conclusion that there should be a deduction of 24 per cent., 25 per cent., or 26 per cent., off the rent. The more one looked into the matter, the more evident it was how very loosely the whole thing was managed. It was a long time before the Report of Commission was acted upon by Parliament, but he hoped that before the end of the current session some use might be made of Sir Edward Fry's Report, though, so far as he knew, nothing had been done up to the present time.

Mr. SANDERS, in reply, said he thanked the Members very heartily for the kind and for the patient way in

which they had listened to what was, he feared, a very dry Paper, but which nevertheless dealt with a question on which all in Ireland felt very strongly.

The remarks of the President showed how confusing and difficult was this question of fixing fair rent in Ireland. Although he had to do with a few thousand fair rents, he could never tell on what principle they were fixed. He thought the valuation made by Sir Richard Griffith, referred to by the President, had much to do with it.

He noticed that Mr. Watney referred to the effect of the Land Act of 1881. If Mr. Watney were to visit Ireland now, he would see many farms coming into the Land Courts for the second term revision, which were in worse cultivation than adjoining farms in which the term was half through.

He agreed as to the disastrous effects of the middleman system, which recent legislation would unfortunately re-establish to a certain extent. Many of the farmers who had obtained "fixity of tenure" would sublet.

The Land Acts had moreover discouraged landlords from investing money in improvements of their property, and the tenants would hardly allow them to do it if they wished to. He had a case the other day in which the tenant complained to him that his farm was not worth the judicial rent. He replied, "Your farm is in very bad order—you "have not scoured that watercourse—but I will expend "£100 in trying to raise the value of your farm up to what "the rent should be." The tenant refused the money and said he did not want the farm improved, but only wanted his rent reduced; although he (Mr. Sanders) did not ask him to pay anything in addition as interest on the £100. He thought the more the question of rent fixing in

Ireland was looked into, the more it would be seen to have failed, and the only remedy he could see was the adoption of one of the two suggestions made by the President; either the landlord should buy out the tenant's interest, or the tenant buy out the landlord's.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

THE ANNUAL GENERAL MEETING

Monday, May 29th, 1899.

ROBERT VIGERS (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, May 1st, 1899, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following had been elected a

COUNCIL FOR THE ENSUING YEAR.

President.

THOMAS MILLER RICKMAN (*London*)

Vice-Presidents.

JOHN SHAW (*Derby*)
SIR JOHN F. L. ROLLESTON (*Leicester*)
ARTHUR VERNON (*High Wycombe*)
HENRY DREW (*Exeter*)

Members of Council.

FRED. THOS. GALSWORTHY (*London*)
ALBERT BUCK (*Worcester*)
HERBERT THOMAS STEWARD (*London*)
CHARLES BIDWELL (*Ely*)
RICHARD HORSFALL (*Halifax*)
WILLIAM WRIGHT (*Wollaton, Notts*)
GEORGE LANGRIDGE (*Tunbridge Wells*)
JACOB WILSON FAIR (*Wigan*)
THOS. TAYLOR WAINWRIGHT (*Liverpool*)
HOWARD MARTIN (*London*)
JAMES STEWART KINCAID (*Dublin*)
ALEXANDER ROSE STENNING (*London*)
ALFRED SAVILL (*London*)
THE HON. EDWARD GERALD STRUTT (*Chelmsford*)
LESLIE ROBERT VIGERS (*London*)
THOMAS BLASHILL (*London*)

Professional Associates of Council.

JOSEPH HENRY SABIN (*London*)
ARTHUR NORMAN GARRARD (*London*)

Associates of Council.

SIR RICHARD EVERARD WEBSTER, G.C.M.G., Q.C., M.P.
SIR JOHN WOLFE BARRY, K.C.B.

The Report of the Council on the affairs of the Institution, and the Statement of Receipts and Expenditure for the year 1898 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

It was Resolved—"That the Thanks of the Institution be given to Messrs. H. C. Newmarch and C. P. Hall for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

It was Resolved—"That the Thanks of the Institution are due and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

It was Resolved—"That the thanks of the Institution be given to Mr. John Wornham Penfold (the Honorary Secretary), to Mr. Julian C. Rogers (the Secretary), and the other officers of the Institution, for the able manner in which they have executed their several duties."

The President presented the following Prizes won by Candidates in the Professional and Preliminary Examinations, 1899:—

THE INSTITUTION PRIZE OF THE VALUE OF £15 15*s.*

to Henry Arthur Armytage Gate, placed first in the Students' Proficency Examination, 1899.

THE SPECIAL PRIZE OF THE VALUE OF £10 10*s.*

to Arthur George Bradshaw, placed second in the Students' Proficiency Examination, 1899.

THE "CRAWTER" PRIZE OF THE VALUE OF £10

for the best work in the subject "Principles and Practice of Valuation" in the Fellowship Examination, 1899,

to JOHN FRIENDSHIP BOWDEN.

THE PENFOLD GOLD MEDAL

for the highest number of marks (over 75% of the maximum) in the Fellowship Examination, 1899,

to SYDNEY ARTHUR SMITH.

THE "DRIVER" PRIZE OF THE VALUE OF £15

for the highest number of marks in the Examination, 1899, for Non-Student Candidates for the Class of Professional Associates,

to GEORGE FREEMAN,

AND

THE PENFOLD SILVER MEDAL

for the highest percentage of marks (over 75% of the respective maxima) in the Two Divisions of the Professional Associateship Examination, 1899, to the same Candidate.

THE "PRELIMINARY PRIZE" OF THE VALUE OF £2 2*s.*

for the highest number of marks in the Preliminary Examination in January, 1899,

to ARTHUR WHISTLER NEATE

It was resolved—

"That the thanks of the Meeting be given to Messrs J. H. MELLENFIELD, F. SWAIN, A. ROODS, and A. ALLSEBROOK, and for their services as scrutineers."

A vote of thanks to THE PRESIDENT for his conduct in the Chair was passed unanimously.

Mr. Vigers, in acknowledging the vote of thanks, said that the performance of the duties of President during the past year had been a real pleasure and delight to him, and he hoped very shortly to do something towards initiating what he had long felt to be most desirable—the formation of a Benevolent Fund.

The proceedings then terminated.

THE THIRTY-FIRST

ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, May 29th, 1899.

The Council have much pleasure in presenting their Report on the affairs of the Institution for the official year which closes to-day.

The Growth of the Membership.

The total number of all classes on the roll on May 1st, 1899, is shown in the following table, which also gives the numbers at the corresponding date in May, 1898.

Table A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	Total.
May 1899	16	1887	686	84	308	12	2993
May 1898	17	1835	615	85	272	12	2836
	−1	+52	+71	−1	+36		+157

The difference in the number of Fellows is due to the election, under the dispensing power, of 56 Candidates for that class, and the transfer of 30 Professional Associates who have passed the Qualifying Fellowship Examination, deducting those who have died or ceased to be members.

The increase in the class of Professional Associates is accounted for by 116 elections, as against 30 transfers and 15 losses by death and cessor of membership.

The number of students was increased by 36, allowing for those whose studentship expired by effluxion of time, or who, having passed the examination in Division II., became Professional Associates.

The Council have to record, with deep regret, the death of their late President, Mr. CHRISTOPHER OAKLEY, who occupied for many years a leading position in the profession and who rendered signal services to the Institution; of Mr. THOMAS SCARTH, an eminent land agent and surveyor in the north of England, who served on the Council for some years, and who died under the most tragic circumstances; of Mr. W. C. LITTLE of Stag's Holt, a well-known authority on the economics of agriculture; of Mr. C. BOVILL SMITH, Mr. GEORGE BEAUMONT, and Mr. GEORGE BROWN of Barnstaple, who were among the oldest and most respected of the Members, and of SIR JOHN FOWLER, the distinguished engineer, who had been an Associate of the Institution from its earliest days.

The annual increase of the Membership since the foundation of the Institution, is shown by the following table:—

Table B.

	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
		Professional.	Ordinary.		
May 1869 ...	162		38	2	202
„ 1870 ...	180		59	2	241
„ 1871 ...	190		65	2	259
„ 1872 ...	205		67	4	276
„ 1873 ...	225		74	5	304
„ 1874 ...	247		89	6	332
„ 1875 ...	275		101	11	387
„ 1876 ...	300		119	8	427
„ 1877 ...	310		133	11	454
„ 1878 ...	312		134	8	454
„ 1879 ...	330		146	10	486
„ 1880 ...	342		155	10	507
„ *1881 ...	357		164	14	535
„ 1882 ...	480		235	7	722
„ 1883 ...	557	218	74	38	887
„ 1884 ...	666	307	80	58	1121
„ 1885 ...	703	317	86	86	1192
„ 1886 ...	716	316	84	80	1196
„ 1887 ...	741	339	89	108	1277
„ 1888 ...	798	333	90	102	1323
„ 1889 ...	910	334	89	110	1443
„ 1890 ...	1095	310	89	123	1617
„ 1891 ...	1374	336	96	140	1946
„ 1892 ...	1646	342	97	172	2268
„ 1893 ...	1629	353	93	181	2269
„ 1894 ...	1626	381	84	204	2309
„ 1895 ..	1629	430	83	210	2352
„ 1896 ..	1802	465	86	220	2573
„ 1897 ...	1808	540	84	252	2684
„ 1898 ...	1835	615	85	272	2807
„ 1899 ...	1887	686	84	308	2965
				Honorary Members	16
				Colonial Fellows	12
				Grand Total	2993

* Since August, 1881, "Members" have been designated "Fellows," and in 1883 "Associates" were divided into "Ordinary" and "Professional" Associates.

Finance.

It will be seen from the balance sheet that "subscriptions" shows an increase of about £170 on the year.

The following is a summary of Receipts and Payments on Capital and Income Accounts for the year ending December 31st, 1898.

Table C. Summary.

Receipts.	£	s.	d.
Revenue Balance in hand, January 1st, 1898 . .	286	4	10
Total Revenue . . .	8,177	18	6
Interest	808	16	2
Sale of Stocks. . . .	11,416	3	3
	£20,689	2	9

Expenditure.	£	s.	d.
Total Payments out of Revenue (Current Expenses)	6,094	6	8
On Account of Building Contract	13,100	0	0
On Account of Architect's Commission	650	0	0
Incidental Expenses in connection with the New Buildings	213	18	9
Balance in hand, December 31st, 1898 . . .	630	17	4
	£20,689	2	9

The Investments.

The total Investments, at the date of this Report, are as follows:—

Accumulations Account.

£3,545	4	9	$2\frac{3}{4}$ per Cent. Consols.
4,030	7	11	New $2\frac{1}{2}$ per Cent Annuities.
4,500	0	0	New South Wales $3\frac{1}{2}$ per Cent. Stock.

1,545	0	0	Great Eastern Railway 4 per Cent. Debenture Stock.
2,006	0	0	London and North Western Railway 3 per Cent. Debenture Stock.

Library Account.

1,900	0	0	$2\frac{3}{4}$ per Cent. Consols.

Prize Endowment Account.

503	1	11	India 3 per Cent. (on account of the Penfold Gift).
247	4	0	Midland Railway $2\frac{1}{2}$ per Cent. Debenture Stock, (on account of the Beadel Bequest).
254	0	0	North British Railway No. 1 Preference Stock (on account of the Crawter Bequest).
413	16	8	$2\frac{1}{2}$ per Cent. Annuities (on account of the endowment of the Daniel Watney Forestry Prize).
440	10	8	India $3\frac{1}{2}$ per Cent. (on account of the Driver Bequest.

The diminution in the Stocks held in "Accumulations" Account, as compared with last year, is represented by sales to meet the outlay on the new building.

The total Investments, calculated at current prices, represent a sum of about £21,437 12*s.* 9*d.*

The following table shows the number of Candidates who have come up for the Preliminary and Professional Examinations since the Establishment of the Examination system in 1881, and the numbers and percentages of the successful Candidates from year to year.

Of the Preliminary Candidates, 123 were examined in

London; 19 at Manchester and 3 in Dublin; the percentage of passes to entries, being 74·06 in London and 89·46 in Manchester, while in Dublin the 3 Candidates passed with a satisfactory average of marks.

TABLE D.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
1897	133	91	68·42	236	151	63·97
1898	127	95	74.80	265	*169	63·77
1899	145	112	77·25	290	*184	63·44
TOTALS	1,411	1,012		2,207	1,511	68·47

*The figures for 1898 and 1899 do not include the Candidates who failed to satisfy the Examiners in their typical subject although obtaining a sufficient number of marks in the examination as a whole. These 1898 Candidates all presented themselves again this year for the completion of their examination, and consisted of 4 land-agents, all of whom passed, 10 in the valuation section, of whom 7 passed, and 10 in the building subdivision, of whom 6 passed.

It may be mentioned that of this year's Candidates 46 failed in their typical subject.

The percentage of successful Candidates, taking all the divisions together, has been 63·44 per cent., as compared with 63·77 per cent. last year.

The following table shows the distribution of the Candidates among the various divisions and sub-divisions and the percentage of marks obtained by the various classes.

TABLE E. PROFESSIONAL EXAMINATIONS, 1899.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building.			Total Maximum Marks.	Marks obtained.	Percentage of Marks obtained.	Percentage of Candidates who Passed.
	Entered	Passed.	Referred Back.	Entered.	Passed.	Referred Back.	Entered.	Passed.	Referred Back.				
DIVISION II. Student's Proficiency Examination	17	17		32	25	4	15	9	4	56,350	35,288	62·62	79·68
DIVISION III. Direct Examination for Professional Associateship	44	29	1	73	24	26	37	21	9	170,900	100,929	57·88	47·10
DIVISION IV. Examination qualifying Associates for Fellowship	22	20		28	28		13	4	8	58,600	36,966	63·07	80.95
DIVISION V. Direct Fellowship Examination				5	5		4	2	1	13,500	9,259	66·0	77·77
	83	66	1	138	82	30	69	36	22	295,700	182,442	61.69	63·44

The Prizes.

The "Institution" Prize of the value of 15 guineas was gained by a Candidate in the "Building" Sub-Division, of Division II., who obtained 860 marks out of a possible 1,000.

The "Special" Prize of the value of 10 guineas was awarded to a Candidate in the "Building" Sub-Division who obtained 788 marks out of 1,000.

The "Crawter" Prize for the best work in the subject of "Valuations" in the Division IV., Examination was awarded to a Candidate in the "Land Agency" Sub-Division, who obtained full marks in the subject.

The "Penfold" Gold Medal was awarded to the Candidate who obtained the highest marks in Division IV., viz.: 855 out of a maximum 1,050.

The "Penfold" Silver Medal was gained by a "Building" Candidate in Division III., who also won the "Driver" Prize of the value of £15 with a total of 1,044 out of 1,200 possible marks.

The "Preliminary" Prize was awarded to the Candidate heading the list in the Preliminary Examination, with an aggregate of 492 out of 500 marks.

The "Daniel Watney" Forestry Prize has not been awarded this year, there being no Candidate whose work was of sufficient merit to justify its award.

The Examiners.

The work of the Examiners involved the setting of 47 Papers, the preparation of many diagrams and plans and the awarding of marks in respect of nearly 20,000 answers. When it is remembered that a large proportion

of the examination work is done by unpaid Examiners, it will be seen how great is the debt of gratitude which the Institution owes to these gentlemen.

Besides Members of the Council who have undertaken some of the most weighty and difficult of the Papers, most valuable aid has been rendered by Mr. E. J. CASTLE, Q.C., Mr. G. M. FREEMAN, Q.C., Mr. T. W. WHEELER, Q.C., Mr. J. W. WILLIS BUND and Mr. H. A. RIGG in the Law Subjects, and by Mr. T. A. DICKSON, Mr. C. JOHN MANN Mr. F. LEE, Mr. E. B. I'ANSON, Mr. W. EVE, Mr. F. H. A. HARDCASTLE, and Mr. GILBERT MURRAY, in connection with the Papers more directly dealing with the practical side of the surveyors' profession.

Again, for the tenth year in succession, the Council have to thank the Right Hon. the EARL OF JERSEY, for placing a large portion of his park at Osterley at the disposal of the Institution for the purposes of the "Sur- "veying and Levelling" and "Timber Measuring" "out-door Examinations," and for the hospitality which, on the days of those Examinations, he extended to Examiners and Candidates alike. They desire also to express their obligations to Mr. W. D. LITTLE, his lordship's agent, for his kind and considerate arrangements.

The table subjoined gives the names and membership of the Provincial Committees, with the names of their respective Chairmen.

Table F. Provincial Committees.

	Committee.	Chairman.	Number of Members.	Date of Expiration of Chairman's Year of Office.
A^1	Northumberland and Durham ...	T. J. Armstrong	31	April.
A^2	Cumberland and Westmoreland ...	F. Punchard ...	18	April.
B	Counties Palatine	John Holden ...	98	June.
C	Yorkshire	J. Farrer ...	82	May.
D	Salop and Hereford	H. J. Wyley ...	31	May.
E	Derby and Stafford	H. Brailsford ...	40	May.
F	Nottingham and Lincoln	S. Kingston ...	39	May.
G	Monmouth and South Wales... ...	R. Forrest ...	31	May.
H	Warwick and Worcester	E. Bettridge ...	57	June.
I	Leicester, Northampton, and Rutland	W. E. Woolley	46	May.
J	Cambridge, Huntingdon, Norfolk, and Suffolk	C. Hawkins ...	49	May.
K	Berks, Bucks, and Oxon	A. Lawrence ...	41	April.
L	Beds, Essex, Herts, and Middlesex ...	Hon. E. G. Strutt	51	May.
M	Devon and Cornwall	G. C. Smyth-Richards ...	41	April.
N	Somerset, Glo'ster, and North Wilts	E. M. Hippesley	46	April.
O	Hants, Dorset, and South Wilts ...	F. J. Smith ...	86	May.
P	Kent	G. Langridge ...	71	May.
Q	Sussex	J. Woodhams ...	37	August.
R	North Wales and Radnor	J. E. Poundley	19	May.
S	Irish Land Agents' Committee ...	H. D. M. Barton	190	Sept.
T	Scottish Committee	T. Binnie ...	83	Jan.

It will be observed that there has been a large increase in the Scottish Committee since the date of the last Report. It now numbers 83 members, 37 having been elected under the dispensing power, on the condition that after Christmas 1898 no members should be elected in Scotland (subject to the special provisions of the bye-laws) without previously passing the qualifying examination, the nature and scope of which has been agreed to.

It is hoped that the result will be as satisfactory as regards the professional status of Members in Scotland as it has proved to be in England.

The following Table shows the Attendances at Council and Committee Meetings, from May 16th, 1898, to May 1st, 1899 (both inclusive).

NAMES.	Council Attendances.	Committee Attendances.	Total Council and Committee Attendances.	Percentage of Actual to Possible Attendances.
MEMBERS.				
Bidwell, C.	3	3	6	35·3
Buck, A.	8		8	30·7
Clutton, R. G. ...				
Drew, H.	2		2	14·3
Fair, J. W.	1		1	6.6
Galsworthy, F. T. ...	5	11	16	64.0
Horsfall, R.	3		3	16·6
†Kincaid, J. S. ...				
Langridge, G. ...	11	2	13	72·2
Martin, H.	12	18	30	83·3
Rickman, T. M. ...	8	13	21	80·8
Rolleston, Sir J. F. L.	5	2	7	41·2
Savill, A.	8	1	9	47·3
Shaw, J.	3		3	20·0
Stenning, A. R. ...	7	11	18	72·0
Steward, H. T. ...	9	3	12	46·1
Strutt, Hon. E. G. ...	7		7	38·8
*Sturge, W.				
*Squarey, E. P. ...	2		2	14·3
Vernon, A.	9	5	14	50 0
Vigers, R.	12	19	31	83·8
Wainwright, T. T. ...	1		1	7·1
*Watney, D.	11	8	19	82·6
Wright, W.	6		6	40·0
PROFESSIONAL ASSOCIATES.				
Sabin, J. H.	12	7	19	79·1
Smyth, E.	10	8	18	78.2

* Ex-officio Members of the Council.

† Representing the Irish Land Agents' Committee.

The Council cannot allow the retirement of Mr. R. G. Clutton and Mr. Edward Smyth from their body to pass without an expression of their deep regret at the severance of their long and honourable connection with the

governing body of the Institution—the one on grounds of health and the other by reason of advancing years.

To Mr. Clutton and the great firm which he represents, the Institution owes a great debt of gratitude. Mr. Smyth, who has been a representative of the class of Professional Associates for 13 years, has been a most devoted friend of the Institution, and has rendered it services in that capacity and as one of the Honorary Examiners, the value of which it would be difficult to exaggerate.

The New Building.

The Institution is at last in occupation of its new and permanent home, after many vexatious delays, some of them due to the present disturbed condition of the labour market. It is premature to go into the question of finance until the accounts with the contractors are finally settled, which cannot be the case for some months to come. The rehousing of the Institution has engaged the anxious and almost unremitting attention of the Council for the last five years. Early in 1894, on the failure of the promoters of the Westminster Improvement Bill to carry out the scheme under which they had agreed to allot to the Institution an advantageous site on the north side of Great George Street, it was referred to the Building Committee to consider and report on the terms for acquiring a sufficient area of the surrounding property for the extension of the Institution premises on the existing site.

It is not necessary to follow the course of the rather difficult and complicated negotiations which ensued; it is sufficient to state that, as a final result, it was decided to acquire three additional houses, viz.: 13, Great George Street, and 3 and 4, Little George Street, which

with the site of the then existing premises, afforded a building area of 6,700 square feet. For this area the Ecclesiastical Commissioners finally agreed to a ground rent of £1,000 per annum, on a lease for 999 years, in place of the £1,070 which the property was previously yielding, the Institution undertaking to put up a new and substantial building as security for this rent.

The special thanks of the Council and of the Members are due to the Building Committee, who have been lavish in their expenditure of time and attention in the furtherance of the work.

Of the original Committee Mr. T. Chatfeild Clarke, Mr. A. Garrard, Mr. D. Cubitt Nichols, and Mr. Charles John Shoppee, have passed away, but they lived long enough to impress their minds on he general scheme for the rebuilding of the Institution, and will be gratefully remembered in that connection.

The Publications.

With the close of this Session the 31st volume of the *Transactions* of the Institution is completed. It may be of some interest to mention that this series of 31 volumes is made up of 400 parts comprising 250 Papers with the discussions upon them, and 31 Annual Reports of the Council, the whole amounting to some 15,200 pages of matter.

It is gratifying to find that there are still so many Members who are ready and willing to devote valuable time and labour to the preparation of Papers.

The last volume deals with subjects so diverse as, "The London Building Act," "The Management and "Valuation of Brickfields," "The Working of the Light "Railways Act," "The Valuation and Rating of Tithe "Rent-charge," "Railway Rares," and "The Recent Pro-

"posals to enable Working Men to Purchase their "Dwellings by Means of Loans from Local Authorities."

It will be observed that the last issue of the *Professional Notes* contains a Scottish Supplement, intended as the vehicle for the publication of professional information of special interest to the Members north of the Tweed, and the Council confidently count upon the co-operation of the Scottish Members in making this portion of the *Notes* worthy of the volume of which it will in future form a feature.

Since the issue of the last Council Report a revised index to the eight completed volumes of the *Professional Notes* has been compiled with a view of facilitating reference to their contents.

The Junior Meetings.

The Junior Meetings have been fairly well attended, but the Council would like to see a larger number of the younger Members taking an interest in these meetings which should have excellent results in developing their powers of thought and expression.

The Employment Registry.

Particulars of applicants' qualifications have been furnished to upwards of one hundred employers during the year, and it is known that in the majority of cases engagements have resulted. It is, however, impossible to give precise statistics, as in many instances no notification is sent to the Secretary of the result of the introductions.

The Country Meeting, 1899.

Something more than a bare allusion to the Second Country Meeting, held at Bristol, on the 26th and 27th of April last, will be looked for in this Report.

It was attended by about 140 Members, most of whom were present at the meetings in the Reception Room of the Council House, and dined together at the Grand Hotel in the evening.

The Members were welcomed to the city in cordial terms by the Right Worshipful the Mayor of Bristol, who expressed the pleasure it gave him to place the Corporation buildings at their disposal.

After a hearty vote of thanks to the Mayor for his genial welcome, the reading and discussion of the following Papers was proceeded with.

1. A Paper on "Bristol" by Mr. WILLIAM STURGE (Past-President).

2. A Paper on "The Recent Proposals to Enable Working Men to Purchase their Dwellings by means of Loans from Local Authorities," by Mr. HOWARD MARTIN (Fellow).

3. A Paper entitled "The Railways and the Farmers," by Mr. W. M. ACWORTH (Barrister-at-law).

For the Second Day, three parties were organised: one to places of interest in Bristol and its neighbourhood, under the guidance of Mr. H. A. Hood Daniel (Fellow); another to Tintern Abbey and Chepstow, under the guidance of Mr. S. H. Cowper Coles (Fellow); and a third to Wells and Glastonbury, conducted by Mr. E. M. Hippisley (Fellow). To these gentlemen the best thanks of the Council are due.

The Council are happy to learn that the visit to Bristol was regarded by those who took part in it as an unqualified success, and as likely to be conducive to a better knowledge and appreciation of each other by the town and country Members of the Institution.

In conclusion the Council thank the Members for their loyal co-operation during the year.

RECEIPTS.

FOR THE YEAR ENDING

		£ s. d.	£ s. d.	£ s. d.
1898. Jan. 1st.	To Cash at Bankers and in hands of Secretary brought forward			286 4 10
Dec. 31st.	RECEIPTS ON INCOME ACCOUNT, VIZ.:—			
	To 1,714 Fellows' Subs. for 1898 at £3 3*s.*	5,399 2 0		
	„ 38 Fellows' Subs. Arrears at £3 3*s.* ...	119 14 0		
	„ 21 Fellows' Subscriptions in advance for 1899 at £3 3*s.*	66 3 0		
	" 6 Fellows' Subscriptions restored to list at £3 3*s.*	18 18 0		
	„ Differences of Subs. on transfer from Associateship	14 14 0		
		5,618 11 0		
	Less Subscription paid twice and refunded	3 3 0	5,615 8 0	
	To 672 Professional Associates', Associates', and Colonial Fellows' Subs. at £2 2*s.*	1,411 4 0		
	„ 33 Professional Associates', Associates', and Colonial Fellows' Subscriptions Arrears at £2 2*s.*...	69 6 0		
	„ 8 Professional Associates', Associates', and Colonial Fellows' Subscriptions restored to List at £2 2*s.*	16 16 0		
	„ 2 Professional Associates', Associates', and Colonial Fellows' Subscriptions in advance for 1899 at £2 2*s.* ...	4 4 0		
		1,501 10 0		
	Less Subscription paid twice and refunded	2 2 0	1,499 8 0	
	„ 61 Students' Subscriptions for 1899 at £1 1*s.*	274 1 0		
	„ 5 Students' Subs. Arrears at £1 1*s.* ...	5 5 0		
	„ 2 Students' Subscriptions paid in advance for 1899 at £1 1*s.*	2 2 0		
		281 8 0		
	Less Subscription paid twice and refunded	1 1 0	280 7 0	
	„ Hire of Rooms	187 8 6		
	Less Paid for Hire	56 14 0	130 14 6	
	„ Dividends		808 16 2	8,334 13 8
	RECEIPTS ON CAPITAL ACCOUNT, VIZ.:—			
	To 38 Fellows' Entrance Fees at £5 5*s.* ...	199 10 0		
	„ 19 Fellows' Entrance Fees Balance on transfer from Professional Associateship at £2 2*s.*	39 18 0	239 8 0	
	„ 131 Professional Associates', Associates', and Colonial Fellows' Entrance Fees at £3 3*s.*		412 13 0	
	SALE OF STOCKS.			
	To £7,300 India 3½ Stock	8,296 4 3		
	„ £3,000 New 2½% Annuities	3,119 19 0	11,416 3 3	12,068 4 3
				£20,689 2 9

PAYMENTS.

31ST DECEMBER, 1898.

1898.	£ s. d.	£ s. d.
PAYMENTS ON INCOME ACCOUNT, VIZ.:—		
By Rent	1,319 3 4	
Less Amount received from Tribunal of Appeal	78 0 0	
		1,241 3 4
„ Rates, Taxes, and Insurance		59 3 4
„ Salaries of Secretary and Staff	2,095 8 4	
„ Wages	145 5 0	
		2,240 13 4
„ Housekeeper's Petty Cash, Commission on Cheques, and Sundry Disbursements		219 13 5
„ Postage and Receipt Stamps		401 9 5
„ Furniture, Repairs, and Fittings		8 4 6
„ Stationery, Books of Accounts, &c.		66 13 1
„ Printing (General)		317 19 3
„ Parliamentary Papers, Periodicals, and Advertisements		25 8 8
„ Law Charges		74 5 6
„ Provincial Committees and Junior Meetings ...		539 18 4
„ Country Meetings (Manchester)		200 7 10
„ Publication of *Transactions* ... 382 4 10		
„ Reporting do. ... 34 18 6		
	417 3 4	
Less sale of *Transactions*	19 7 7	
		397 15 9
„ Publication of *Professional Notes*	285 15 4	
Less sale of *Professional Notes*	5 0 0	
		280 15 4
EXAMINATIONS;—		
By Examiners' and Moderators' Fees ... 354 11 0		
„ Hire of Hall, Instruments, &c. ... 91 2 6		
„ Advertisements, Printing, &c. ... 195 13 4		
„ Prizes 36 4 9		
„ Sundry Disbursements 18 3 8		
	695 15 3	
Less Examination Fees in Divisions III. and V. and Forfeited Fees 642 12 0		
„ Sale of Syllabus 32 7 8		
	674 19 8	
		20 15 7
PAYMENTS ON CAPITAL ACCOUNT, VIZ.:—		
By Instalments paid on Account of the Contract for New Building	13,100 0 0	
„ Architect's Commission and incidental Expenses in connection with the New Building	863 18 9	
		13,963 18 9
„ Cash at Bankers and in hands of Secretary carried forward		630 17 4
		£20,689 2 9

BALANCE SHEET

1898. ASSETS.

			£	s.	d.	£	s.	d.
CASH at Bankers and in hands of Secretary, viz. :—								
Accumulations Account			630	17	4			
Library, Forestry, and Geological Collections ...			113	10	9			
"Prize Endowment" Capital Account			0	14	9			
"Prize Endowment" Income Account			29	2	11			
"Suspense" Account			835	16	0			
						1,610	1	9
Furniture						630	0	0
Books, Forestry, and Geological Collections						4,470	3	2
Dec. 31st. INVESTMENTS, Value as at this date, viz.:—								
Accumulations Account.								
£	s.	d.						
3,545	4	9	2¾°/₀ Consols at 111			3,935	4	3
6,030	7	11	2½°/₀ New Annuities at 104 ...			6,271	12	2
4,500	0	0	New South Wales 3½°/₀ Stock at 105			4,725	0	0
1,545	0	0	Great Eastern Railway 4°/₀ Debenture Stock at 143			2,209	7	0
2,006	0	0	London and North Western Railway 3°/₀ Debenture Stock at 112 ...			2,246	14	4
						19,387	17	9
Library, Forestry, and Geological Collections Account.								
£	s.	d.						
1,900	0	0	2¾°/₀ Consols at 111					
						2,109	0	0
"Prize Endowment" Account.								
£	s.	d.						
503	1	11	India 3°/₀ at 106½ (Penfold Gift) ...			535	1	10
247	4	0	Midland Railway 2½°/₀ Debenture Stock (Converted from £206 3°/₀ Stock) at 93 (Beadel Bequest)			229	18	2
254	0	0	North British Railway No. 1 Preference Stock at 135 (Crawter Bequest) ...			342	18	0
413	16	8	2½°/₀ Consols Annuities at 104 (Daniel Watney Gift)			430	7	7
440	10	8	India 3½°/₀ at 116½ (Driver Bequest) ...			513	4	4
						2,052	3	11
Amounts due, but unpaid at date, viz.:—								
Subscriptions and Entrance Fees						409	10	0
Fees for use of Rooms						18	18	0
						428	8	0
						£30,687	14	7

N.B.—No value has at present been attached to the outlay in connection with the New Premises in Great George Street, amounting to £20,691 1*s.* 10*d.* as on December 31st, 1898.

31ST DECEMBER, 1898.

LIABILITIES.

	1898. £	s.	d.
Accumulations Account	20,616	19	6
Library, Forestry, and Geological Collections Account	6,692	13	11
"Prize Endowment," Capital Account	2,052	18	8
"Prize Endowment," Income Account	29	2	11
"Suspense" Account	835	16	0
Due to Sundry Creditors	460	3	7
	£30,687	14	7

Examined with the books and vouchers and found correct.

H. C. NEWMARCH.
CHARLES P. HALL.

TANSLEY WITT, Chartered Accountant.

10*th May*, 1899

ACCUMULATIONS

1898.		£	s.	d.
Dec. 31st.	To Depreciation on Furniture	35	0	0
	„ Sale of Stocks :—			
	£7,300 India 3½ °/₀ Stock ... 8,296 4 3			
	3,000 New 2½ °/₀ Annuities ... 3,119 19 0			
		11,416	3	3
	„ Decrease in value of Investments as at date, and in Stocks realised since last year's valuation	996	11	6
	„ Balance carried forward	20,616	19	6
		£33,064	14	3

LIBRARY, FORESTRY, AND

1898.		£	s.	d.
Dec. 31st.	To Purchase of Books &c.	152	0	6
	„ Insurance	4	2	0
	„ Decrease in value of Investments as at date	29	12	9
	„ Balance carried forward	*6,692	13	11
		£6,878	9	2

*Cash in hand	£113	10	9
£1,900 2¾% Consols at 111 ...	2,109	0	0
Value of Books, Forestry, and Geological Collections ...	4,470	3	2
	£6,692	13	11

ACCOUNT.

1898.				£	s.	d.
an. 1st.	By Balance brought forward			32,472	19	4
Dec. 31st.	„ Transfer, excess of Income applicable to 1898	£2,487	9 5			
	Less excess of Expenditure on Capital Account applicable to do.	1,895	14 6			
				591	14	11
				£33,064	14	3
1899. Jan. 1st.	By Balance brought forward (Being Accumulations as at this date, exclusive of Capital shown under "Prize Endowment" Account and Library, Forestry, and Geological Collections Account respectively.)			*20,616	19	6

* See Note on Balance Sheet, under Assets.

GEOLOGICAL COLLECTIONS ACCOUNT.

1898.		£	s.	d.
Jan. 1st.	By Balance brought forward	6,470	16	6
Dec. 31st.	„ Increased Values as at this date, viz.:— Books, Forestry Specimens, &c.	173	6	0
	„ Donations...	187	17	0
	„ Dividends on £1,900 Consols 2¾%	46	9	8
		£6,878	9	2
1899. Jan. 1st.	By Balance brought forward	£6,692	13	11

"PRIZE ENDOWMENT"

1898.		£	s.	d.	£	s.	d.
Dec. 31st.	To Decrease in value of Stocks at this date				49	16	9
	„ Balance carried forward				*2,052	18	8
	*"Penfold Gift," £503 1s. 11d. India 3% Stock at 106½	£535	15	10			
	"Beadel Bequest," £247 4s. Midland Railway 2½% Debenture Stock at 93	229	18	2			
	Cash in hand	0	14	9			
	"Crawter Bequest," £254 North British Railway No. 1 Preference Stock at 135	342	18	0			
	"Daniel Watney Prize," £413 16s. 8d. 2½% Annuities at 104 ...	430	7	7			
	"Driver Prize," £440 10s. 8d. India 3½% Stock at 116½	513	4	4			
		£2052	18	8	£2102	15	5

"PRIZE ENDOWMENT"

1898.		£	s.	d.
	Paid for "Crawter Prize"	10	7	6
	Paid for "Sanders Prize"	1	19	0
	Paid for "Driver Prize"	15	15	0
	Paid for "Penfold Medals"	16	18	6
Dec. 31st.	To Balance carried forward	29	2	11
		£74	2	11

"SUSPENSE"

1898.		£	s.	d.
	Student's Fee refunded	1	1	0
	Paid to Revenue in respect of Fees for Entrances, &c. ...	487	4	0
Dec. 31st.	To Balance awaiting application carried forward ...	835	16	0
		£1,324	1	0

CAPITAL ACCOUNT."

1898.		£	s.	d.
Jan. 1st.	By Balance brought forward viz. :— ...	1,588	0	5
Dec. 31st.	„ Further Donation (per Daniel Watney) for Endowment of the "Daniel Watney Prize"	14	15	0
	„ Cash per Executors of the late R. C. Driver for Endowment of the "Driver Prize" ...	500	0	0
		£2,102	15	5
1899.				
Jan. 1st.	By Balance brought forward	£2,052	18	8

INCOME ACCOUNT.

1898.		£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward				10	9	8
Dec. 31st.	„ Dividends, viz. :—						
	On "Crawter" Bequest	9	16	4			
	„ "Beadel" Bequest	5	19	6			
	„ "Penfold" Gift	14	11	8			
	„ "Daniel Watney" Gift	7	10	0			
					37	17	6
	„ Cash per Executors of the late R. C. Driver in the payment of Prize for 1898 ...				15	15	0
	„ Excess of Expenditure on Prize Account, transferred from Income Account ...				10	0	9
					£74	2	11
1899.							
Jan. 1st.	„ Balance brought forward				£29	2	11

ACCOUNT.

1898.		£	s.	d.
Jan. 1st.	By Balance brought forward	753	18	0
Dec. 31st.	„ Examination Fees received during 1898 ...	570	3	0
		£1,324	1	0
1899.				
Jan. 1st.	„ Balance brought forward	£835	16	0

APPENDIX TO VOL. XXXI.

Obituary.

GEORGE BEAUMONT (Fellow) was the son of George Beaumont, land agent and surveyor, of East Bridgford, with whom he was in partnership for many years. His business connections were of a very wide and varied character, and his opinion on professional matters was much valued by his fellow members.

Mr. BEAUMONT was a county councillor for Notts, and held several appointments. He was also one of the few Life Members of The Surveyors' Institution, being elected as far back as 1868. He was also a Life Member of the Royal Agricultural Society.

Mr. BEAUMONT died at East Bridgford at the age of 73.

GEORGE BRINSLEY (Fellow) was born at Matlock Bridge, Derbyshire, and after serving articles in Sheffield came, nearly 50 years ago, to London, where, in 1863, he commenced business on his own account. As a Liveryman of the Plumbers' Company he entered the Court of Common Council of the City of London in

1888, representing the Ward of Farringdon Within. Mr. BRINSLEY was elected a Fellow of The Surveyors' Institution in May, 1883, and retained his Membership up to the time of his death, which resulted from heart failure supervening on a severe attack of bronchitis, on the 22nd of May last.

GEORGE BROWN (Fellow), land agent and surveyor, of the Square, Barnstaple, was one of the original Members of The Institution, having been elected in July, 1868.

For something like half a century Mr. Brown had carried on his practice in the district of Barnstaple, acting for Sir George Stucley and many other large landowners in North Devon. Mr. Brown was held in the highest professional esteem in the district with which he was so long connected, and his opinion was in much request in all matters connected with the management and valuation of property.

His death took place on the 27th January last, in the 75th year of his age.

Sir HENRY EDMUND CARTWRIGHT, D.L., J.P. (Fellow), was born in 1822. He was appointed at an early age Special Justice in the Bahamas, and was subsequently promoted to be Crown Commissioner of Turk's Island, where he remained until that colony had a constitution granted to it. After spending 15 years in the Colonial Service, he returned to England, and for a short time filled the post of Governor of the Gloucester

Prison. In 1869 the Worshipful Company of Salters appointed him agent for their Irish estates in County Derry. During his residence in Ireland he took a very active interest in the furtherance of the social welfare of the people and in the advancement of agricultural and industrial enterprises in that country. He was a director of the Belfast and Northern Counties Railway, and took a prominent part in the promotion of several minor railways, which were of great value in opening up the central parts of the country. He was also successful in promoting the development of the iron ore industry in the neighbouring county of Antrim. When Lord Ashbourne's Land Purchase Act of 1885 was passed he carried out the arrangements by which the Salters' Company finally disposed of their Irish property, and he was thus instrumental in inaugurating the first large operation in the establishment of peasant ownerships. In recognition of this and his other public services he received the honour of knighthood in 1887. He was a Barrister-at-Law of the Middle Temple, a Deputy Lieutenant and Justice of the Peace for the counties of Londonderry and Antrim, and in 1884 served the office of High Sheriff for the former. After the sale of the Salters' estates he settled in London, and, continuing his interest in industrial enterprises, became a director of the Tottenham and Edmonton Gas Company and other commercial undertakings. He was also one of the founders of the Anglo-Argentine Bank, which has now attained a highly important position. He became a Fellow of The Surveyors' Institution in 1881, and always took great interest in its proceedings.

Sir Henry Cartwright married, in 1856, Mary, daughter of the late Harrison Watson, Esq., J.P., of

Stanhope in the county of Durham. His wife and one son survive him.

He died, after an illness of a few weeks' duration, on March 30th, in the 77th year of his age.

GEORGE COOTE (Fellow) practised in early life as an architect and surveyor, being employed in the latter capacity by some of the principal railway companies. He succeeded to the business carried on by his grandfather and father respectively at Witham, but afterwards removed his office to Sudbury, where he conducted an extensive practice for many years, not only in Suffolk but in several other counties. Mr. COOTE was elected a Fellow of The Surveyors' Institution in 1876. He died at Sudbury, after a long illness, on the 8th of June, in the 78th year of his age.

JOHN GEORGE DAWSON (Fellow), of Lincoln's-Inn-Fields and Kingston-on-Thames was elected a Member of the Institution on January 17th, 1891. He gained his practical experience under the late Mr. Edward Ryde, and in the office of his father, with whom he entered into partnership in 1852, subsequently succeeding to the practice. He died at Surbiton on August 7th, 1898, at the age of 67 years.

WILLIAM FENTON DE WEND FENTON (Fellow), who was elected a Fellow of the Institution in February, 1890, was a member of the firm of Keary, Wyley, and de Wend, land agents and surveyors, of

Bridgnorth, and had lately held the office of borough surveyor of that town. His death occurred suddenly in the 55th year of his age, at Colwyn Bay, on the 28th of February last.

HARRY MASTERTON FOSTER (Professional Associate), a member of the firm of Foster and Cranfield, died, after an illness of some considerable duration, in March, 1899. He was elected a Member of the Institution after passing the Professional Associates' Qualifying Examination in 1895.

Sir JOHN FOWLER, Bart., K.C.M.G., LL.D. (Associate), was born on the 15th July, 1817, at Wadsley Hall, Sheffield, the residence of his father. He received a good general education, and at the age of 17 became a pupil of Mr. J. T. Leather, the well-known hydraulic engineer, under whom he saw a good deal of practice, particularly in the water-supply of large towns. He afterwards entered the employment of Mr. J. U. Rastrick, where he was principally engaged on the design and superintendence of the railway from London to Brighton. After two years he returned to Mr. Leather, and became the responsible resident engineer for the Stockton and Hartlepool Railway. After it was completed he remained two years as engineer, general manager, and locomotive superintendent of that and the Clarence Railway. On the termination of this engagement Mr. FOWLER visited several railways in the neighbourhood of Glasgow, and gave evidence before Parliamentary Committees respecting them. He was 26 years of age when he thus started

an independent career. Several important railways were then being promoted from Sheffield, and of these Mr. FOWLER became the chief engineer, conducting them through Parliament, and carrying them out.

Among the works about which he was consulted, or which he carried out at different times, may be mentioned the Oxford, Worcester, and Wolverhampton Railways; the Severn Valley Railway; the London, Tilbury, and Southend Railway (in connection with Mr. Bidder); the Liverpool Central Station; the Northern and Western Railway of Ireland; railways in New South Wales and in India; the Sheffield and the Glasgow Water Works; the Metropolitan Inner Circle Railway; the St. John's Wood Railway; the Hammersmith Railway; the Highgate and Midland Railway; the Victoria Bridge and Pimlico Railway; the Glasgow Union and City Railway; St. Enoch's Station, Glasgow; the Millwall Docks; the proposed Channel Ferry; and many others, including the Forth Bridge, at the opening of which by the Prince of Wales on the 4th March, 1890, the Queen was graciously pleased to confer a baronetcy on him, and to make Mr. Baker (his collaborateur) a Knight Commander of St. Michael and St. George.

He was elected an Associate of The Institution in 1869, and retained his connection with it until his death, which took place at Bournemouth on the 20th November, 1898, at the age of 81.

(This memoir is reprinted, with alterations, from the Minutes of Proceedings of the Institution of Civil Engineers.)

THOS. FRANKLIN (Fellow) was senior partner in the firm of Messrs. Franklin and Jones, land agents, of

Oxford and Ascott, near Wallingford, and became a Fellow of the Institution on 16th April, 1883. In addition to his extensive business he carried on large farming operations in the county of Oxford, occupying a total area of 2,200 acres of land (1,400 of which he owned), giving employment to over 120 persons. He also freely gave his services to parochial and county matters, in which his wide and varied experience was of great value. At the formation of the County Council he was returned unopposed as a representative of the Dorchester division, and retained his seat until his death. He was also Rural District Councillor for the Culham District, Chairman and Vice-Chairman of the Stadhampton School Board, and Guardian for the same parish. In addition, he was a prominent Commissioner on the Board of the Thames Valley Drainage.

He was recently appointed Civil Compensation Officer by the War Office for the Army Manœuvres in Wilts and Dorset, and it was while in the course of his arduous duties in this connection that he contracted the illness which proved fatal.

CHRISTOPHER OAKLEY (Past-President) was the second son of the late Mr. John Oakley (one of the Founder Members of the Institution, a Member of the original Council, and a Vice-President from 1870 to 1877), his elder brother being the late Dr. Oakley, Dean of Carlisle, and subsequently of Manchester.

On the death of Mr. John Oakley in February, 1878, Mr. CHRISTOPHER OAKLEY became the senior partner in the well-known firm of Daniel Smith, Son, and Oakley, of 10, Waterloo Place.

In his professional capacity he acted as agent to the Mercers' and Drapers' Companies, and his firm were also agents for the Earl of St. Germans' extensive estates in Kent. About 15 years ago he was solely responsible, as surveyor to the London Tilbury and Southend Railway Company, for the purchase of the whole of the land for the construction of the Company's extensive warehouses in Whitechapel, as well as the land required for the line from Barking to Pitsea and the lines from Southend to Shoeburyness and from Grays to Upminster, and many other railway schemes. He was engaged in a very large number of compensation cases, was a surveyor to the Board of Trade and one of the consulting surveyors to the Charity Commissioners and the Board Agriculture. He formerly served for some years on the Kent County Council and was a member of the Kent Antiquarian Society.

Mr. Oakley was one of the early Members of the Institution, being elected in July 1868, his name standing 59th on the roll. He was elected a Member of the Council in 1883, became a Vice-President in 1893, and was President for the year 1897-98.

The consequences of the insidious disease from which he suffered for some years, and to which he ultimately succumbed, were only too apparent during his year of office, but he persisted with rare fortitude in the discharge of all his more important duties, until absolutely incapacitated a few weeks before his death, and it was with the utmost reluctance that he relinquished his intention of presiding at the first country meeting of the Institution, held at Manchester in the month of April preceding his death.

In professional as in private life Mr. Oakley was

a conspicuous example of fearless independence and high-minded devotion to duty.

Mr. OAKLEY died in his 63rd year, and was buried at Chislehurst, where he had resided for many years, on October 8th, 1898, the funeral being attended by a large concourse of professional and private friends.

ALFRED LINDLEY PEACE (Professional Associate) was born on September 18th, 1837, at Huddersfield, and spent his early life there. He came to Thorne, a market town in the West Riding of Yorkshire, between Doncaster and Goole, in 1856.

He entered the office of Mr. Martin Durham, C.E., on whose death he was appointed manager to the Durham trustees, and succeeded to several of his late employer's appointments. In all he was connected with the estate for 39 years.

Mr. PEACE was engineer to the Hatfield Chase Corporation, the Went Drainage (River Went), the Selby Dam Drainage Commission, the Readness and Swinefleet Drainage Commission, and acted besides as secretary to the Chace Warping Company, and had a large private practice in addition.

During 40 years of his life in Thorne he gained the confidence and esteem of all classes, and for many years past filled numerous public offices.

THOS. R. RANSOM (Fellow) was born at Bath in 1847, and served his articles with a firm in that city. In 1879 he came to London, and joined the firm of Robt. W. Mann and Son as partner on June 24, 1886. On the dissolution of this partnership Mr. W. H.

Mann and Mr. RANSOM entered into partnership under the style of Robt. W. Mann, Son, and Ransom, at 32, Lowndes Street, S.W., which since 1888 had been a branch office of the old firm of Robt. W. Mann and Son.

Mr. RANSOM was elected a Fellow of The Surveyors' Institution in May, 1891.

Mr. RANSOM died on the 5th December, 1898, aged 51 years.

WILLIAM THOMAS SCARTH, D.L. (Fellow) was the son of the late Thomas Freshfield Scarth, whom he succeeded as chief agent of the Raby estates. He was 78 years of age, and had served under four Dukes of Cleveland and the present Lord Barnard during a period of 50 years.

He was a Deputy Lieutenant of the county of Durham, a member of the Durham County Council, and a magistrate for Durham County. He was one of the best authorities in the country on agricultural matters. On the Raby estates he instituted a complete system of drainage, made roads, built fences, erected good and comfortable houses, and personally interested himself in matters educational. Mr. Scarth was also a governor of the North Eastern County School. In his private life as well as in his public career he made many friends, and was regarded as a model country gentleman.

His death occurred under painful circumstances. It was intended to mark Mr. Scarth's jubilee as agent, and at the same time to give expression to the universal esteem in which he was held throughout the district, by presenting him with a silver salver, an illuminated

address, an album containing the names of about 400 subscribers to the testimonial, and a portrait of himself which Lord Barnard had agreed should be hung in the Baron's Hall at Raby. Lord Barnard himself made the presentation, and in doing so, said the goodwill that existed between himself and his tenantry was in a great measure due to the administrative ability of Mr. SCARTH. Overcome with emotion, Mr. SCARTH fainted away after acknowledging the gift and never recovered consciousness.

Mr. SCARTH was elected a Member of the Council in 1876 and served on it until May, 1883, when he retired owing to the pressure of other duties.

OSBORNE SHEPPARD (Fellow), whose death took place at Glyn Clydach, Neath, Glamorganshire, on December 29th, 1898, was descended from a family of that name living at Pessmarch, in Sussex, who migrated into Gloucestershire in the 15th century, and, towards the close of the 16th, purchased the manors of Minchinhampton and Collesbourne.

He was the second son of Philip Charles Sheppard, J.P. for Somerset, whose father sold Gatcombe Park, the family residence, and all the estates belonging to the family in Gloucestershire, in 1813. His mother, Mary Sheppard, was the only daughter of Osborne and Lady Mary Markham. He was born at Coytrehên, Glamorganshire, on January 7th, 1841, but his early years were chiefly spent at the Manor House, Bathampton, near Bath, at which place his parents lived for many years. He was educated at the Bath College and the Somersetshire College. In 1867 he married Josephine Marie, daughter of J. Gray, of Hastings House, Calcutta, and in

the same year began his professional life in Wales, where he carried on his practice for 31 years. His death took place at the comparatively early age of 57 years.

Mr. SHEPPARD was elected a Fellow of the Institution in 1883, and maintained his connection with it until his death.

CHARLES BOVILL SMITH (Fellow) was born at Wickham in 1822, and commenced business as an agriculturist at Milton, Portsmouth, about the year 1843. He subsequently succeeded his father at Mayles Farm, Wickham, which he held till 1896, besides which he rented several large neighbouring farms at various times. Mr. Smith started business as a valuer, in 1849, in Queen Street, Portsea, a few years afterwards building the present offices at 166, Queen Street, and in 1870 opening an office at Fareham.

It was perhaps as a land agent and valuer that Mr. Smith was best known, being for a long series of years engaged in many of the principal arbitration cases in the south of England and home counties. He was largely engaged under the Defence Act of 1860 in compensation cases arising out of the compulsory taking of large areas of land and the acquisition of clearance rights. In 1863 he commenced to act for the War Department, for which he conducted many important cases. In 1888 his firm were appointed agents to the War Department for the southern district. Mr. SMITH was agent for the Roche Court Estate, Fareham, for upwards of 20 years, ending about 1888. He was one of the original members of The Surveyors' Institution, being elected in 1868.

Notwithstanding his multifarious professional occupa-

tions, Mr. SMITH did not shrink from those of a public character. He was for over 30 years a member of the Fareham Board of Guardians, resigning in 1890, and he was also formerly chairman of the Rural Sanitary Authority, while from 1894 till 1897 he occupied a seat on the Fareham Urban District Council.

Mr. SMITH'S death took place on the 12th December, 1898, in the 77th year of his age.

ROBERT BARRY STAFFORD (Fellow) was born at Shefford on December 27th, 1838, and was educated at Bedford Grammar School. After some business experience in London he came to Bedford and joined his father, the late Mr. Charles Stafford, who was carrying on business as a land agent in St. Mary's, Bedford.

He managed many important estates in the counties of Bedford, Buckingham, Leicester, Lincoln, Essex, Norfolk, Suffolk, Sussex, Huntingdon, Hertford, Kent, Rutland, and Warwick, while in his capacity as one of the principal valuers for the Hailstorm Insurance Company he travelled over nearly the whole kingdom. He sat in the Corporation of Bedford as one of the representatives of the Western Ward until 1870, and in 1889 was again returned, but did not take his seat. Mr. STAFFORD was also connected with many public business enterprises in Bedford, and at the time of his death was chairman of several commercial companies.

His death took place very suddenly on 24th May last, in the 61st year of his age.

FREDERICK GEORGE THYNNE (Fellow), who died on the 6th December, 1898, in his 64th year, was

elected a Member on the 11th of January, 1869; he was the senior partner of the firm of Thynne and Thynne, land agents and valuers, of No. 9, Victoria Street, Westminster. The firm having the management of numerous country agencies (non-residential) he was well known in many counties of England as well as in London, where they had carried on business for over a century.

LIBRARY.

DONATIONS OF BOOKS, MAPS, &c.,

June 1st, 1898, to June 1st, 1899.

DONORS.	TITLE OF WORK.
Aburrow, C.	"Annual Report of the Public Works Department of the Stadsraad, Johannesburg."
Agent-General for New South Wales	"Annual Report of the Department of Mines and Agriculture," 1897.
Agricultural Gazette, Editor of the	"The Agricultural Gazette," 1898-99.
Association of Lands Valuation Assessors for Scotland	"Proceedings," 1898.
Architect, Editor of the ...	"The Architect," 1898-99.
Barry, Sir J. Wolfe ...	Sir J. W. Barry's Address on "The Streets and Traffic of London" delivered at the Society of Arts, November 16th, 1898.
Bath and West of England Society, and Southern Counties Association ...	"Journal," Vol. 9.
Bell's Weekly Messenger, Editor of	"Bell's Weekly Messenger," 1898-99.
Botterill, W.	T. Thompson's "History of Holderness," 1824.
British Architect, Editor of the	"The British Architect," 1898-9.
British Fire Prevention Association	"How to Build Fireproof." "The New York Fire Department." "Theatre Exits." "The Paris Charity Bazaar Fire." "Cotton Fires and Cotton Bales." "Lessons from Fire and Panic." "Fire Prevention." "What is Fire Protection?" "Fire Tests with Unprotected Columns." "The Effect of Fire: A Report on the Horne Building Fire, Pittsburg, U.S.A." "Conflagrations during the last Ten Years." "Fire Tests with Glass." "The Testing Station of the British Fire Prevention Association."

Brown, T. Foster	T. F. Brown's "Mechanical and Economic Problems of the Coal Question."
Builder, Editor of the ...	"The Builder," 1898-99.
Building News, Editor of the	"The Building News," 1898-99.
Burn, G. J.	G. J. Burn's "Glossary of Technical Terms."
Cates, A.	"Reports of the International Congress of Hygiene and Demography at Budapest." Pamphlets on "Austrian and German Sanitation."
Chapman, G. J.	"Schedule of Prices for Works, &c., War Department and Admiralty, Hong Kong."
Chartered Institute of Patent Agents	"Transactions," 1898-99.
Civil and Mechanical Engineers' Society	"Transactions," 1896-97.
Comptroller General ...	Catalogue of the Library of the Patent Office.
Dadd, C. J. T.	J. K. Collings' "Details of Gothic Architecture."
Drew, H.	Watkin's "History of Bideford," 1792.
English Aboricultural Society	"Transactions," Vol. 4.
Estates Gazette, Editor of the...	"The Estates Gazette," 1898-99.
Farmers' Club, The ...	"Journal."
Field, Editor of the ...	"The Field," 1898-99.
Head, J. G.	Thos. Smith's "Topographical and Historical Account of the Parish of St. Mary-le-bone, 1833."
Horticulture, Journal of, Editor of the	"The Journal of Horticulture," 1898-99.
Hooper, C. H.	"Annual Report of the Fruit Growers' Association of Nova Scotia," 1898.
Holden, J.	J. Holden's Paper entitled "Manchester 1847 to 1897." Manuscript copy (illustrated with photographs).
Hudson, A. A., and Inman, A.	Hudson and Inman's "Law of Light and Air."
Hurst, J. T.	"Architectural Surveyor's Handbook," 1899.
Institution of Civil Engineers	"Proceedings," Vols. 132, 133.

Institution of Junior Engineers	"Transactions," Vol. 7.
Institution of Mechanical Engineers	"Proceedings," 1898.
Institution of Surveyors, New South Wales ...	"Journal," 1898.
Invention, Editor of ...	"Invention," 1898-99.
Iron, Editor of	"Iron," 1898-99.
Jenkin, H. J.	"House Drainage: its Inspection and Testing."
Jones, Thomas	Theophilus Jones' "History of the County of Brecknock." 1898 edition.
Land and Water, Editor of	"Land and Water," 1898-99.
Land Agents' Record, Editor of the	"Land Agents' Record," 1898-99.
Lockwood & Co.	Builders', Architects', Contractors', and Engineers' Price Book, 1899.
London and Middlesex Archæological Society ...	"Transactions."
Matthews, W.	F. Summerley's "Travelling Chart, London to Rugby."
Mitchell, G. S.	G. S. Mitchell's "Handbook of House Drainage," 2nd Edition, 1898.
Myres, J. J....	Murray's "Handbook of Shropshire, Cheshire, and Lancashire," 1870.
North of England Institute of Mining and Mechanical Engineers	"Transactions," 1898.
Parry, J. W.	J. W. Parry's "The Buildings of Oxford from an Engineer's Point of View."
Pether, H.	"The Architectural Antiquities of the Collegiate Chapel of St. Stephen's, Westminster, 1844.
Property Market Review, Editor of the	"Property Market Review," 1898-99.
Rea, J. T.	T. E. Coleman's "Stable Sanitation and Construction." "Sanitary House Drainage." "Price Book of Approximate Estimates."
Richards, H. C., Q.C., M.P.	"Transactions of London and Middlesex Archæological Society."
Roberts, A. H.	A. H. Roberts' "Diagrams for the Graphic Calculation of Earthwork Quantities."

Royal Agricultural Society	"Journal," 1898-99.
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Royal Geographical Society	"Proceedings of the Queensland Branch of the Royal Geographical Society of Australasia," Vol. 13.
Royal Institute of British Architects...	"Journal," 1898-99.
Royal Statistical Society ...	"Transactions," 1898-99.
Sanitary Institute	"Journal," 1898.
Sayer, G. W.	G. W. Sayer's "Notes on Building and Engineering Practice of the Straits Settlements," 1898.
Shearer, J. H.	A. N. Prentice's "Renaissance Architecture and Ornament in Spain,"
Société des Géomètres de France	"Journal," 1898.
South Eastern Agricultural College	"Journal," August, 1898.
Specification, Editor of ...	"Specification," Vols. 2 and 3.
Spon, E. and F. N.	"Architect's and Builder's Price Book," 1899
Standard, Editor of the ...	"The Standard," 1898-99.
Surveyor, Editor of the ...	"The Surveyor," 1898-99.
Surveyor-General of Western Australia	Report of Public Works Department, Western Australia, 1896-97. Report of Department of Lands and Surveys, Western Australia, 1897.
Tanner, W.	Tanner's Map of Monmouthshire, showing Parishes and Urban Districts, 1899.
Terry, G. P. W.	G. P. W. Terry's "History of Greater Westminster."
Timber Trades' Journal, Editor of the	"Timber Trades' Journal," 1898-99.
Vigers, A.	Crayon portrait of the late Mr. Francis Vigers. W. Blyth's "Survey of Husbandry," 1652.
Wilson, F. P.	Hudson and Inman's "Law of Light and Air." "Diary and Directory for Land Agents, Auctioneers, &c., 1899."

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Head, W. A.	2	2	0
Head, W. A.	2	2	0
Hooper, G. H. ...	2	2	0
Howland, A. F. ...	2	2	0
Howland, A. F. ...	2	2	0
Humprey, M. G. ...	2	2	0
Isted, S. E.	2	2	0
Jones, J. A.	2	2	0
Kerr, J. M.	2	2	0
Kerruish, W. M. ...	2	2	0
Kirkwood, C. ...	2	2	0
Lang, C. F. D. ...	2	2	0
Makins, W. A. ...	2	2	0
Marshall, A. G. ...	2	2	0
Meacher, E. E. ...	2	2	0
Miller, J. E.	2	2	0
Morris, A.	2	2	0
Murray, J.	2	2	0
Newton, E. B. ...	2	2	0
Noble, E. J.	2	2	0
Osenton, C.	2	2	0
Paice, W., Jun. ...	2	2	0
Peebles, P.	2	2	0
Pineger, J. R. ...	2	2	0
Price, C. H.	2	2	0
Priestman, A. T. ...	2	2	0
Reffell, C. A.	2	2	0
Richardson, A. B. ...	2	2	0
Rivers, C. E.	2	2	0
Robb, W. J.	2	2	0
Robbins, W. F. ...	2	2	0
Robinson, J. B. W. ...	2	2	0
Robinson, R. E. ...	2	2	0
Sandford-Thompson, W. J.	2	2	0
Seel, R. H.	2	2	0
Skingle, A. C. ...	2	2	0
Skrimshire, S. ...	2	2	0
Smith, F.	2	2	0
Sproat, R.	2	2	0
Straker, H.	2	2	0
Sutton, F. S.	2	2	0
Swan, H.	2	2	0
Turner, H.	2	2	0
Tutt, E. J.	2	2	0
Wallace, T. D. ...	2	2	0
Walker, G. J. ...	2	2	0
Walton, E. T. ...	2	2	0
Ward, M. H.	2	2	0
Warwick, E.	2	2	0
Warwick, G. E. ...	2	2	0
Warwick, T. P. ...	2	2	0
Weekes, C. S. ...	2	2	0
Wheatley, F. G. ...	2	2	0
Wigram, R. S. ...	2	2	0
Wilde, S. A.	2	2	0
Wilson, J.	2	2	0
Wood, J. E.	2	2	0

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1899.

Date of Election and of Transfer.

Honorary Members.

1897, Feb. 17	ADDINGTON, THE RIGHT HON. LORD	24, Prince's Gate, S.W.
1895, Jan. 21	BEDFORD, HIS GRACE THE DUKE OF	15, Belgrave Square, S.W.
1893, Mar. 20	CARRINGTON, THE RIGHT HON. THE EARL, G.C.M.G. . . .	50, Grosvenor Street, W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	Blankney Hall, near Lincoln.
1887, Jan. 24	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
1883, May 21	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
A. '81, Mar. 21 H.M. '86, Mar. 8	GRANTHAM, THE HON. SIR WILLIAM	100, Eaton Square, S.W.
A. '80, Dec. 13 H.M. '95, May 13	GULLY, THE RIGHT HON. WILLIAM COURT, Q.C.	Speaker's House, Palace of Westminster, S.W.
A. '80, Dec. 13 H.M. '95, Nov. 11	JAMES OF HEREFORD, THE RIGHT HON. LORD	41, Cadogan Square, S.W.
1889, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF, G.C.M.G. . . .	Middleton Park, Bicester, Oxon.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B..	19, South Audley Street, W.
A. '69, Jul. 26 H.M. '71, Feb. 27	LEACH, LIEUT.-COL. SIR GEORGE ARCHIBALD, K.C.B. . . .	6, Wetherby Gardens, South Kensington, S.W.
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., THE REV.	Royal Agricultural College, Cirencester.
A. '69, Feb. 22 H.M. '94, Feb. 19	PHILBRICK, HIS HONOUR JUDGE FREDERICK ADOLPHUS, Q.C. .	Barwick House, Yeovil, Somerset.
A. '79, April 28 H.M. '92, Dec. 5	SMITH, HIS HONOUR JUDGE LUMLEY, Q.C.	25, Cadogan Square, S.W.
1893, Jan. 9	WANTAGE, THE RIGHT HON. LORD, V.C., K.C.B. . . .	Overstone Park, Northampton.

Total number of Honorary Members, 16.

Fellows.

Diploma Number.	Date of Election and of Transfer.	The names of those Fellows who have qualified for the Class by Examination are distinguished thr	
1559	1889, Jan. 28	ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
1034	1884, Jan. 14	ABBOTT, ROBERT THOMAS G. .	Whitley House, Malton, Yorkshire.
2740	1895, Sept. 2	ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
1499	1888, Nov. 26	ABBOTT, WILLIAM	24, Coleman Street, E.C., and Holbeach, Linco
2449	A. '91, Nov. 4 F. '95, Jan. 21	*ABRAMS, BENJAMIN PERCY . .	Bevois House, 28A, Basinghall Street, E.C.
2741	1895, Sept. 2	ADAIR, JOHN OLPHERT . . .	Ballynoe, Tullow, Co. Clare.
3171	1897, Oct. 27	ADAM, THOMAS	27, Union Street, Glasgow.
1105	1884, Feb. 25	ADAMS, HENRY, M.I.C.E. . .	60, Queen Victoria Street, E.C.
1504	1888, Dec. 10	ADDIE, PETER	Market Chambers, Nicholas Street, Bristol.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER .	Powis Castle Estate Office, Welchpool, Mo gomeryshire.
1439	A. '88, Jan. 9 F. '91, Jan. 5	*†ADKIN, BENAIAH WHITLEY . .	14, Queen Street, Cheapside, E.C.
664	A. '81, Dec. 19 F. '86, Dec. 8	ADKIN, CHARLES DUNCAN . .	Wantage, and Abingdon, Berks.
3452	1899, Feb. 16	AITKEN, JOHN MALCOLM . .	Castlemilk Estates Office, Norwood, Lockerl Dumfriesshire.
3057	1896, Oct. 28	ALCOCK, SAMUEL	Royal Engineer Office, Curragh Camp, Kilda Ireland.
2742	1895, Sept. 2	ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
2743	1895, Sept. 2	ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	1, Gosford Place, Armagh.
3004	1896, Jan. 21	ALEXANDER, ROBERT ARTHUR .	Glenmore, Drogheda, Co. Meath.
1479	1888, Apr. 30	ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
2930	A. '95, Oct. 24 F. '98, Nov. 14	*ALLEN, PERCY	Warrington House, Duppas Hill, Croydon.
1912	1891, Jan. 17	ALLPORT, WILLIAM	Bedford Mansions, Henrietta Street, Cov Garden, W.C.
2503	A. '92, Nov. 28 F. '93, Nov. 13	*AMOS, FRANK.	3, The Parade, Canterbury, Kent.
2744	1895, Sept. 2	ANDERSON, ALEX. CAREW . .	Ballymountain House, Ferrybank, Waterford
3172	1897, Oct. 27	ANDERSON, ROBERT	95, Bath Street, Glasgow.
597	A. '81, Jan. 10 F. '84, Mar. 10	ANDERSON, ROBERT, JUN. . .	The Barton, Cirencester.
1635	1889, Dec. 9	ANDREW, THOMAS HAWKES . .	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	13, Basinghall Street, E.C.
1034	A. '89, Nov. 25 F. '92, Nov. 14	*ANSCOMBE, ERNEST . . .	14, Constantine Road, Hampstead, N.W.
198	1869, May 3	ARDING, CHARLES B., A.R.I.B.A.	22, Surrey Street, Strand, W.C.
2649	A. '94, Oct. 30 F. '96, May 11	*ARIS, JOHN WHITTON, M.A. (*Oxon*)	Loys Weedon House, near Towcester, Northa tonshire.
1133	1884, Apr. 21	ARMISTEAD, RICHD., A.M.I.C.E.	118, Main Street, Bingley, Yorkshire.
2745	1895, Sept. 2	ARMSTRONG, ALEXANDER MOORE, CAPT.	Culmore House, Kilrea, Co. Londonderry.

† Special Sanitary Science Certificate.

	Date of Election and of Transfer.	FELLOWS.	
5	1896, Jan. 21	ARMSTRONG, ELLIOTT GRAHAM .	Rent Office, Ahascragh, Co. Galway.
1	1882, Apr. 24	ARMSTRONG, THOMAS JOHN . .	14, Hawthorn Terrace, Newcastle-on-Tyne.
0	1890, Feb. 24	ARMYTAGE, SIR GEORGE, BART.	Kirklees, Brighouse, Yorkshire.
5	1888, Dec. 10	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledon, Hants.
9	1890, Feb. 10	ARNOLD, WILLIAM	23, George Street, Tamworth, Staffordshire.
0	A. '85, Dec. 7 F. '96, Jan. 20	*ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
1	1889, Jan. 14	ASHDOWN, AUGUSTUS HARDING .	Uppington, Wellington, Salop.
5	A. 96, 'Oct. 28 F. '98, Oct. 3	*ASHENDEN, LEONARD THOMAS .	The Kent Fire Office, 29, Westgate, Canterbury, Kent.
1	1891, Nov. 4	AULT, EDWIN	47, Victoria Street, Westminster, S.W.
2	1891, Nov. 4	AUSTEN, FRANK	Marling Place, Wadhurst, Sussex.
3	1890, May 29	AUSTIN, RICHARD	Bishop's Waltham, Hants.
8	A. '87, Dec. 19 F. '91, Oct. 15	*AUSTIN, RICHARD, JUN.. . .	Bishop's Waltham, Hants.
4	1875, Nov. 8	AUSTIN, RUSSELL GARDENER .	Hertford.
3	1891, Jan. 17	AYNSLEY, ROBERT JOHN. . .	Gosforth, Newcastle-on-Tyne, Northumberland.
8	A. '82, Apr. 24 F. 90, Apr. 14	AYRES, CHARLES PRYOR. . .	14, High Street, Watford, Herts.
4	1891, Jan. 17	BACON, FRANK MACE . . .	Attleborough, Norfolk.
5	1891, Jan. 17	BACON, HORACE	Attleborough, Norfolk.
0	A. '68, Nov. 2 F. '87, Feb. 7	BADCOCK, PHILIP	9, Whitehall Place, S.W.
7	1890, Mar. 24	BAILEY, HARRY DAVID CHINERY	Fundenhall Grange, Norwich, Norfolk.
5	A. '81, Dec. 19 F. '89, Nov. 11	BAILEY, LEONARD	Chartleigh, Barrow Green Road, Oxted, Surrey.
3	A. '93, Oct. 4 F. '96, Feb. 17	*BAILEY, LOUIS HEWITT . . .	Athenæum Buildings, Friar Street, Reading, Berks.
7	1891, May 23	BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
7	1895, Sept. 2	BAILLIE, JOHN ROBERT. . .	Dunfanaghy, Co. Donegal.
3	1888, Dec. 10	BAINBRIDGE, ROBERT STAGG .	Keverstone, near Staindrop, Durham.
3	1891, Nov. 4	BAINES, MATTHEW TALBOT . .	Wootton Bassett, Wilts.
3	A. '83, Dec. 17 F. '84, Dec. 8	BAIRD, JONATHAN PEEL . . .	Estate Offices, Whitekirk, Southbourne, Christchurch, Hants.
	1895, Sept. 2	BALDWIN, CHAMBRÉ CORCOR THOMAS	7, Leinster Street, Dublin.
1	A. '90, Jan. 6 F. '91, Dec. 7	*BALL, WILLIAM ALFRED . .	Osborne House, Albany Park, Kingston-on-Thames.
	1877, Mar. 12	BALLS, JAMES MAYHEW . . .	Castle Hedingham, Essex.
	A. '90, Nov. 22 F. '93, Nov. 13	*BANCROFT, FREDERICK HERBERT	88, Mosley Street, Manchester.
	1889, Jan. 28	BANCROFT, HENRY, M.I.C.E. .	88, Mosley Street, Manchester.
	1891, Nov. 4	BANKS, JOHN	Kendal, Westmoreland.
	1891, Jan. 17	BANKS, THOMAS	60, King Street, Manchester.
	1881, Feb. 7	BANNISTER, THOMAS. . . .	Limehurst, Hayward's Heath, Sussex.
	1882, Jan. 30	BARFIELD, FREDERIC HENRY .	56, Lancaster Road, Stroud Green, N.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1259	1885, Mar. 9	BARKER, CALEB	The Beaches, East Harling, Thetford.
2504	A. '92, Nov. 28 / F. '98, Nov. 14	*BARKER, GEOFFREY LIONEL .	Kilnback, Angle, Pembroke.
1985	1891, Mar. 14	BARKER, HORACE RICHARD . .	13, Lowndes Street, Belgravia, S.W.
1661	A. '89, Dec. 9 / F. '91, June 29	*BARNES, GEORGE FREDERICK .	Estate Office, Wingerworth Hall, near Ches field.
983	1883, Dec. 17	BARNES, JOHN WILLIAM JAMES	Friar Lane, Nottingham.
1307	1886, Feb. 22	BARNES-WILLIAMS, T., F.R.I.B.A.	St. Thomas' Chambers, 24, Railway Appro London Bridge, S.E.
2157	1891, Nov. 4	BARR, JAMES, M.I.C.E. . . .	221, West George Street, Glasgow.
3453	1899, Feb. 16	BARR, JAMES	Whiteshaw, Carluke, Lanarkshire.
2158	1891, Nov. 4	BARRATT, FREDERICK WILLIAM .	The Vestry Hall, Bethnal Green, E.
2749	1895, Sept. 2	BARRINGTON, JOHN BEATTY .	Limerick.
2159	1891, Nov. 4	BARROW, THOMAS ROBERT . .	Post Office Avenue, Southport, Lancashire.
118	1868, Aug. 17	BARRY, CHARLES, F.R.I.B.A. .	Parliament Mansions, Victoria Street, W minster, S.W.
1917	1891, Jan. 17	BARRY, DENNETT HEBER . .	Selborne Chambers, 14, Bell Yard, Temple W.C.
2058	1891, May 23	BARTON, HARRY HOWELL . .	17, Guildhall Street, Folkestone, Kent.
2750	1895, Sept. 2	BARTON, HENRY DUPRÉ MALKIN	The Bush, Antrim.
2751	1895, Sept. 2	BARTON, ROBERT CULLEY . .	Millmount Road, Mullingar, West Meath.
2562	1893, Oct. 4	BARTON, JOHN GEORGE . . .	General Valuation and Boundary Survey Of 6, Ely Place, Dublin.
1056	1884, Jan. 28	BATE, THOMAS	Salusbury House, 87, High Road, Kilburn, N
1986	1891, Mar. 14	BATEY, HENRY SIMPSON . .	51, King Street, Manchester.
726	1882, Feb. 18	BATH, FRED., F.R.I.B.A. . .	Crown Chambers, Salisbury, Wilts.
1918	1891, Jan. 17	BATHER, JOHN T.	9, The Square, Shrewsbury.
3454	1899, Feb. 16	BATHGATE, CHARLES S. . .	26, Bellgrove Street, Glasgow.
2161	1891, Nov. 4	BATSTONE, ROWLAND ROBERT .	110, Cannon Street, E.C.
1368	1887, Feb. 7	BATTAM, FREDERICK THOMAS .	17, Hart Street, Bloomsbury, W.C., and Mount Street, Grosvenor Square, W.
1580	1889, Feb. 25	BATTERBURY, T., F.R.I.B.A. .	47, Chancery Lane, W.C.
2162	1891, Nov. 4	BATTING, WALTER	7, John Street, Adelphi, W.C.
2481	1892, Feb. 26	BAXTER, GEORGE.	1, Frederick's Place, E.C., and Guildford.
1881	A. 90, Nov. 22 / F. '98, Feb. 7	*BEADEL, MAURICE FREDERICK .	97, Gresham Street, E.C.
2163	1891, Nov. 4	BEALE, ROBERT J., A.R.I.B.A. .	9, Victoria Street, S.W.
2753	1895, Sept. 2	BEAMISH, WILLIAM HENRY .	17, South Mall, Cork.
1282	A. '85, Dec. 7 / F. '89, Nov. 11	*BEARD, EDWIN THOMAS . . .	Marazion, West Hill, St. Leonards-on-Sea, Su
3292	1898, Feb. 18	BEATTIE, WILLIAM HALDEN .	11, Glencairn Crescent, Edinburgh.
1450	1888, Feb. 6	BEAUMONT, CHARLES . . .	East Bridgford, near Nottingham.
2164	1891, Nov. 4	BECK, ARTHUR CLEMENT . .	Castle Rising, King's Lynn, and Sandringha
1457	1888, Feb. 20	BECK, EDWARD WILLIAM . .	16, Bank Street, Norwich.
2165	1891, Nov. 4	BECK, FRANK REGINALD . .	Sandringham, Norfolk.
1561	1889, Jan. 28	BECKWITH, HENRY LANGTON .	3, Cook Street, Liverpool.

Date of Election and of Transfer.	FELLOWS.	
{A. '83, May 25 / F. '87, May 23}	*Bedells, Charles Herbert	6, John Street, Bedford Row, W.C.
1873, Dec. 8	Beeston, Fred., F.R.I.B.A.	30, Lincoln's Inn Fields, W.C.
1888, Jan. 9	Beken, George	73, Moorgate Street, E.C.
1891, Mar. 14	Beken, Walter	73, Moorgate Street, E.C.
{A. '89, Feb. 25 / F. '95, Dec. 9}	*Belcher, Edward John	Wantage, Berks.
1898, Oct. 29	Bell, Andrew Walker	Corporation Buildings, Dunfermline.
{A. '94, Oct. 30 / F. '98, May 16}	*Bell, Herbert Owen	9, Victoria Street, S.W.
1888, Feb. 20	Bell, Joseph Askew	Rufford Estate Office, Ollerton, Notts.
{A. '89, Dec. 9 / F. '94, Apr. 2}	*Bellingham, Archibald Turner	Cheveley Estate Office, Newmarket, Cambridgeshire.
1875, Mar. 1	Bennett, Thomas Oatley	Bruton, Somerset.
{A. '84, Nov. 10 / F. '90, Dec. 8}	*Benson, Robert Alan	Duchy of Cornwall Office, Liskeard, Cornwall.
1884, Dec. 8	Bertwistle, James	1, Tackett's Street, Blackburn.
1883, Dec. 17	Bettridge, Edward	28, Waterloo Street, Birmingham.
{A. '92, Nov. 28 / F. '94, Oct. 10}	*Beven, Septimus	59 and 60, Chancery Lane, W.C.
1885, Jan. 12	Bickerton, George Arthur	12, Cheapside, E.C.
1869, Mar. 22	Bidwell, Chas., M.A. (*Cantab.*) (*Member of Council*)	Ely, Cambridgeshire.
{A. '94, Feb. 22 / F. '96, Feb. 8}	*Bidwell, John Evans	St. Mary's, Ely, Cambridgeshire.
1896, June 2	Bigger, John James Eastwood	Fairymount, Dundalk, Ireland.
1898, Oct. 29	Billingham, John Alfred Lawrance	Royal Engineer Office, Shorncliffe Camp, Kent.
1891, Nov. 4	Bilson, John, F.R.I.B.A.	23, Parliament Street, Hull.
1891, May 23	Bingham, Alfred John	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
1891, Jan. 17	Bingham, Frederick Henry	5, Bolton Street, Piccadilly, W.
1875, Apr. 12	Bingham, Reuben	5, Bolton Street, Piccadilly, W.
1868, Oct. 26	Binnie, Thomas	207, Hope Street, Glasgow.
1898, Oct. 29	Binnie, Thomas, Jun.	207, Hope Street, Glasgow.
{A. '93, Oct. 4 / F. '95, Apr. 29}	*Birch, Richard Elwyn, B.A. (*Cantab.*)	Stonehouse, Chester.
{A. '86, Dec. 6 / F. 89, Nov. 11}	*Birch, Walter de Hoghton	Hoghton Estate Office, Walton Hall, Preston, Lancashire.
1888, Nov. 12	Bird, James Binfield	West Cowes, Isle of Wight, and 28, Queen Street, E.C.
1889, Dec. 9	Bird, John	Brampton, Huntingdon.
1884, May 5	Bird, Walter	61, Edgware Road, W.
{A. '87, Jan. 10 / F. '89, Feb. 25}	Birkett, Tom	Foxton House, Penrith, Cumberland.
1890, May 29	Bishop, Charles	Regent Circus, Swindon, Wilts.
1893, Oct. 4	*Blackbourn, Henry	6, Queen Anne's Gate, S.W.
1886, Dec. 6	Blackford, Arthur	61 & 62, Chancery Lane, W.C.
1895, Sept. 2	Blackley, Travers Robert	Drumbar, Cavan, Ireland.
1899, Feb. 16	Blair, Alexander	198, West George Street, Glasgow.
{A. '97, Oct. 26 / F. '98, June 6}	*Blake, Edwin Holmes	27, Great George Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1262	1885, Mar. 23	Blake, Frederick	130, Queen Street, Portsea, Hants.
2168	1891, Nov. 4	Blake, George	Stradey Estate Office, New Road, Llanelly.
883	1883, Feb. 12	Blake, William John, Jun. .	45, High Street, Croydon.
773	1882, Mar. 13	Blakemore, William Agutter	6, Duke Street, Adelphi, W.C.
2755	1895, Sept. 2	Blakeney, Robert Edward .	Arm Lodge, Castlerea, Co. Roscommon.
1057	1884, Jan. 28	Blashill, Thomas, F.R.I.B.A. . (*Member of Council*)	29, Tavistock Square, W.C.
2169	1891, Nov. 4	Blencowe, George	Bury St. Edmunds.
2170	1891, Nov. 4	Bletsoe, Henry Hopkinson .	Thrapston, Northamptonshire.
1988	1891, Mar. 14	Blizard, John Hy., A.M.I.C.E.	Lansdowne House, Castle Lane, Southamp
511	A. '78, May 13 / F. '87, Mar. 7	Blosse, Edward F. Lynch .	Charles Street Chambers, Cardiff.
2171	1891, Nov. 4	Blyton, George.	16, The Hawthorns, Church End, Finchley, N
768	A. '82, Feb. 28 / F. '89, Nov. 11	Boa, Andrew	Great Thurloe, Newmarket, Suffolk.
1882	A. '90, Nov. 22 / F. '93, Aug. 9	*Body, Arthur, A.R.I.B.A.. .	Princess Chambers, Princess Square, Plymou Devon.
1452	1888, Feb. 6	Body, John Bond	Princess Chambers, Princess Square, Plymou
880	1874, Feb. 2	Bolam, Charles Godfrey . .	Estate Office, Boughton House, Kettering, No amptonshire, and 82 & 83, Palace Chambers, S
450	1876, May 8	Bolam, William Thomas . .	Cross House, Westgate Road, Newcastle-u Tyne.
408	1875, Dec. 13	Bolden, John Leonard, M.A. (*Cantab.*)	Duchy of Lancaster Office, Lancaster Place, W
2060	1891, May 23	Bond, Douglas Vale . . .	22, Surrey Street, Strand, W.C.
199	1869, May 8	Bond, Erasmus	Combe Lodge, Kingston Hill, Surrey.
813	1882, May 22	Booker, Algernon Erskine .	Albion House, Hyde Park Square, W.
2653	A. '94, Oct. 30 / F. '95, Nov. 1	*Booth, Gilbert William . .	3, Adelaide Street, Charing Cross, W.C.
2172	1891, Nov. 4	Boothby, Henry Vernon . .	Estate Office, Keele, Newcastle, Staffordshire
632	1881, Dec. 19	Botterill, William . . .	23, Parliament Street, Hull.
1883	A. '90, Nov. 22 / F. '91, June 29	*Boulting, Frederick Edward	Napier Lodge, Minster, Kent.
1795	1890, May 29	Bourne, Robert Elliott . .	Elwell, Totnes, Devon.
1507	1888, Dec. 10	Bowden, John	14, Ridgefield, Manchester.
2173	1891, Nov. 4	Bowdich, John	24, Coleman Street, E.C.
1777	1890, Apr. 14	Bowditch, Henry	103, George Street, Croydon.
1778	1890, Apr. 14	Bowley, John Cross . . .	Norman Terrace, Hastings.
3031	1896, June 2	Bowen, Edward Ferguson . .	Glendine, Arthurstown, Co. Waterford.
1491	1888, Nov. 12	Bowman, John James . . .	Estate Office, Netherby, Carlisle.
3185	1897, Oct. 27	Boxshall, Henry Edwin . .	Horse Guards, Whitehall, S.W.
1685	1890, Jan. 6	Boyd, John Jermyn	Heath View, Weybridge, Surrey, and Piccadilly. W.
2756	1895, Sept. 2	Boyd, William Henry . . .	Ballymacool, Letterkenny.
1476	1888, Apr. 16	Boyes, Hy. Cowell, F.R.I.B.A.	Ormond House, Great Trinity Lane, Q Victoria Street, E.C.
1325	1886, Nov. 22	Brackett, Arthur William .	27, High Street, Tunbridge Wells, Kent.
1884	A. '90, Nov. 22 / F. '92, May 30	*Brackett, Frederick Henry.	27, High Street, Tunbridge Wells, Kent.

Pp. No.	Date of Election and of Transfer.	FELLOWS.	
70	1883, Jan. 29	BRACKETT, WILLIAM . . .	27, High Street, Tunbridge Wells, Kent.
54	A. '94, Oct. 30 / F. '95, July 29	*BRADLEY, JAMES WILLIAM, A.M.I.C.E.	Borough Engineer's and Surveyor's Office, Town Hall, Wolverhampton.
75	1891, Nov. 4	BRADLEY, WILLIAM EDWARD .	The Hall, Ebberston, York.
71	A. '93, Oct. 4 / F. '97, Feb. 8	*BRADSHAW, HARRY GREAVES .	28, Barton Arcade, St. Ann's Square, Manchester.
57	1895, Sept. 2	BRADSHAW, ROBERT MACNEVIN .	25, South Frederick Street, Dublin.
32	1889, Jan. 28	BRADY, CHARLES ALLDIS . .	17, Warren Street, Stockport, Cheshire.
24	A. '88, Dec. 10 / F. '93, Nov. 13	*BRADY, RALPH HOLLINSHED .	78, Cross Street, Manchester.
89	1891, Mar. 14	BRADY, WILLIAM HOLLINSHED .	17, Warren Street, Stockport, Cheshire.
97	1887, Dec. 5	BRAILSFORD, HENRY. . . .	Park Nook, near Derby.
41	1888, Jan. 23	BREACH, BENJAMIN I'ANSON .	29, Fleet Street, E.C.
24	1895, Oct. 24	*BREEDS, ARTHUR OWEN . .	62, Lincoln's Inn Fields, W.C.
27	1882, Feb. 13	BRERETON, FRANC S., F.R.I.B.A.	292, High Holborn, W.C.
76	1891, Nov. 4	BRERETON, THOMAS BLOOMFIELD SADLEIR	292, High Holborn, W.C.
20	1891, Jan. 17	BREWER, FRANK JOHN, F.R.I.B.A.	2, Upper Hill Street, Richmond, Surrey.
21	1891, Jan. 17	BRIANT, ROBERT	200, Kennington Park Road, S.E.
58	1895, Sept. 2	BRIDGE, HENRY POWELL . .	Dungar Park, Roscrea, Tipperary.
29	1882, Dec. 18	BRIDGEWATER, BENTLEY JAMES	80, Cheapside, E.C.
70	1887, Feb. 21	BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
09	1886, Mar. 8	BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
06	A. '92, Nov. 28 / F. '96, Jan. 6	*BRINKWORTH, ROBERT EDWIN .	St. Mary's Street, Chippenham, Wilts.
55	A. '94, Oct. 30 / F. '99, Mar. 20	BRINSLEY, HERBERT GEORGE WILLIAM	30 and 31, New Bridge Street, E.C.
59	1895, Sept. 2	BROADLEY, EDWARD BARRY. .	73, South Mall, Cork.
77	1891, Nov. 4	BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden, Lancashire.
78	1891, Nov. 4	BRODRICK, FREDERICK STEAD .	Cogan Chambers, Bowl Alley Lane, Hull.
60	1895, Sept. 2	BROOKE, ARTHUR	White House, Killybegs, Co. Donegal.
90	1891, Mar. 14	BROOKS, CHARLES W., A.R.I.B.A.	63, Finsbury Pavement, E.C.
38	A. '95, Oct. 24 / F. '97, Nov. 8	*BROOKS, JOHN MCMULLEN . .	4, Queen Victoria Street, E.C.
39	A. '95, Oct. 24 / F. '99, Mar. 20	*BROOKS, PHILIP FULLER . .	82, Brixton Hill, S.W.
34	1890, Nov. 22	BROSTER, ROBERT BUCK . .	Craven Bank Chambers, North Street, Keighley.
35	A. '91, May 23 / F. '93, May 29	*BROWN, ALEXANDER BURNETT .	Amberley House, Norfolk Street, Strand, W.C.
64	A. '89, Dec. 9 / F. '95, Mar. 18	*BROWN, ARTHUR MACDONALD, B.A. (*Cantab*)	Tring, Herts.
56	1899, Feb. 16	BROWN, CHARLES	Kerse Estate Office, Falkirk, Stirlingshire.
00	1888, Nov. 26	BROWN, FRANK JOHN . . .	Tring, Herts.
57	1899, Feb. 16	BROWN, GEORGE	Hilton of Culsh, New Deer, Aberdeenshire.
34	1881, Dec. 19	BROWN, GEORGE JAMES . . .	34, Great George Street, S.W.
07	A. '92, Nov. 28 / F. '99, Jan. 23	*BROWN, GEORGE TURVILLE. .	34, Great George Street, S.W.
33	1883, April 30	BROWN, JOHN POWLES . . .	21, East Street, Hereford.
73	1869, Feb. 22	BROWN, THOMAS F., M.I.C.E. .	Guildhall Chambers, Cardiff.

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2061	1891, May 23	BROWN, WILLIAM . . .	138, West Regent Street, Glasgow.
2761	1895, Sept. 2	BROWNE, ERNEST H. . . .	Brookfield, Tullamore.
1142	A. '84, Apr. 21 / F '90, Apr. 14	BROWNE, FLINT	30, Watling Street, E.C.
2762	1895, Sept. 2	BROWNLOW, CHARLES . . .	Mountstewart, Newtownards.
2763	1895, Sept. 2	BROWNLOW, CLAUDE	Estate Office, Coolderry, Carrickmacross, Co. Monaghan.
1046	A. '84, Jan. 14 / F. '90, Mar. 24	BRUCE, ROBERT KNIGHT . .	Hathersage, by Sheffield
2482	1892, Feb. 26	BRUTON, HENRY WILLIAM . .	Albion Chambers, Gloucester.
2180	1891, Nov. 4	BRYDEN, ROBERT A., F.R.I.B.A.	212, St. Vincent Street, Glasgow.
1291	1886, Jan. 11	BRYDON, ROBERT	The Dene, Seaham-Harbour, Durham.
77	1863, July 18	BUCK, ALBERT . . . . . (*Member of Council*)	Worcester.
1542	1889, Jan. 14	BUCK, HERBERT WILSON . .	Pierpoint Street, Worcester.
1284	A '85, Dec. 7 / F. '89, Jan. 14	*BUCKLAND, ALFRED VIRGOE .	8, Frederick's Place, Old Jewry, E.C.
270	1871, Dec. 18	BUCKLAND, FRANK BOWRY . .	Windsor.
1684	1890, Jan. 6	BUCKLAND, HENRY DUNEAU .	4, Bloomsbury Square, W.C., and Windsor.
2136	A. '91, May 23 / F. '94, Oct. 10	*BUCKLAND, SIDNEY CRAWFORD .	Windsor, Berks.
1835	1890, Nov. 22	BUCKLEY, GEORGE	Tower Chambers, Halifax, Yorkshire.
2181	1891, Nov. 4	BULL, ALFRED EDWIN . . .	35, Craven Street, Charing Cross, W.C.
2182	1891, Nov. 4	BULL, WALTER	35, Old Jewry, E.C.
1922	1891, Jan. 17	BURCHELL, SIDNEY HERBERT .	Reigate, Surrey, and Wool Exchange, E.C.
1215	1884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
1543	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
2764	1895, Sept. 2	BURKE, HENRY ANTHONY . .	Drumkeen, Ballinamallard, Co. Fermanagh.
2765	1895, Sept. 2	BURKE, WILLIAM CREAGHE .	Ballinrobe, Co. Mayo.
1796	1890, May 29	BURMESTER, JOHN WILLIAM STANLEY, F.R.I.B.A. . . .	30, Lincoln's Inn Fields, W.C.
2183	1891, Nov. 4	BURNET, FRANK	180, Hope Street, Glasgow.
1797	1890, May 29	BURNETT, ALFRED ANDREW .	2, High Street, Southampton.
635	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
1625	1889, May 13	‡BURNETT, GEORGE JOHN MULCASTER.	Elstree Cottage, Elstree, Herts.
3055	C.F. '96, June 2 / F. '97, June 28	BURNS, GAVIN JAS., B.Sc. (*Lond.*)	Royal Engineer Office, The Nothe, Weymouth.
379	1875, Feb. 1	BURROUGHES, THOMAS HENRY.	30, Lincoln's Inn Fields, W.C., and 16, Lowe Berkeley Street, W.
1832	A. '86, Dec. 6 / F. '90, Jan. 6	*BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford, Kent.
1216	1884, Dec. 8	BURTENSHAW, ALBERT . . .	Hailsham, Sussex.
2940	A. '95, Oct. 24 / F. '97, Jan. 11	*BURTON, AMOS, A.M.I.C.E. . .	Borough Engineer's Office, Hanley, Staffordshire
1411	A. '87, Dec. 19 / F. '91, May 25	*BUSHELL, HENRY	33, New Bridge Street, E.C.
2766	1895, Sept. 2	BUTLER, WALTER SELBY . .	Green Mount, Castle Bellingham, Co. Louth.
323	1874, Jan. 5	BUZZARD, ALFRED LINDSEY. .	22, Surrey Street, Strand, W.C.
1637	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield and 16, Great George Street, S.W.

‡ Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	
1891, Nov. 4	CABLE, JAMES M., A.R.I.B.A. .	56, Ludgate Hill, E.C.
1889, Dec. 9	CÆSAR, CHARLES EDWARD . .	105, Tooley Street, Southwark, S.E.
1891, Nov. 4	CALVERT, ARTHUR RICHARD .	14, Low Pavement, Nottingham.
1890, May 29	CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's, Lancashire.
A. '95, Oct. 2 / F. '96, Dec. 7	*CAMPBELL, HUGH BRUCE . .	Cottesbrooke, Northampton.
1887, Mar. 7	CANNING, WILLIAM BROWNE .	Salisbury.
A. '82, Mar. 27 / F. '84, Jan. 14	CARD, HENRY CURTIS . . .	North Street, Lewes, Sussex.
1892, Feb. 26	CARDONA, JOSEPH, JUN. . . .	Waterport Street, Gibraltar.
1890, May 29	CAREW, JOHN THEODORE . .	22, Surrey Street, Strand, W.C.
A. '94, Oct. 30 / F. '99, Jan. 23	*CARNELL, SYDNEY GEORGE . .	Chatford, Stapleton, Shrewsbury.
A. '82, Apr. 24 / F. '83, Jan. 15	CARPENTER, EVAN GEORGE .	45, High Street, Croydon, Surrey.
A. '97, Oct. 26 / F. '98, Oct. 3	*CARPMAEL, HAROLD	30A, Lincoln's Inn Fields, W.C.
A. '70, Feb. 7 / F. '80, Nov. 22	CARRITT, ERNEST, A.R.I.B.A. .	57, Lincoln's Inn Fields, W.C.
1895, Sept. 2	CARROLL, JOSEPH HATTON . .	80, South Mall, Cork.
1895, Sept. 2	CARROLL, THEODORE FREDERICK	80, South Mall, Cork.
1895, Sept. 3	CARSON, WILLIAM B. . . .	3, Willow Bank, Kingstown.
1891, Nov. 4	CARSWELL, WILLIAM . . .	Capesthorne, Chelford, Cheshire.
A. '95, Oct. 24 / F. 98, Nov. 14	*CARTWRIGHT, ALFRED STOTT .	Council Office, Wilmslow, Cheshire.
1891, Nov. 4	CARTWRIGHT, JOSHUA, M.I.C.E.	Bury, Lancashire.
1891, Mar. 14	CASTELL, CHARLES SMITH . .	2, Pont Street, Belgrave Square, S.W.
1889, Mar. 18	CASTLE, ARTHUR	11, King Edward Street, Oxford.
A. '91, May 23 / F. '94, Nov. 12	*CASTLE, HAROLD	11, King Edward Street, Oxford.
1881, Dec. 19	CASTLE, HENRY JAMES . . .	37, Bedford Row, W.C.
A. '84, May 26 / F. '87, Nov. 14	CASTLE, SYDNEY CHARLES COURTENAY.	40, Chancery Lane, W.C., and Neustead, Auckland Road, Upper Norwood, S.E.
1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
1870, Dec. 12	CATES, ARTHUR, F.R.I.B.A.. .	12, York Terrace, Regent's Park, N.W.
1875, Jan. 4	CAVE, HENRY H.	Estate Office, Rugby, Warwickshire.
1888, Apr. 30	CAVE, THOMAS NEWMAN . .	Horton, Northamptonshire.
1890, Nov. 22	CHALK, HENRY PHILIP . . .	Linton, Cambridgeshire.
A. '94, Oct. 30 / F. '96, Feb. 17	*CHAMBERS, THEODORE GERVASE	4, Bloomsbury Place, W.C.
A. '97, Feb. 17 / F. '99, June 26	*CHAMBERLAIN, GEORGE ARTHUR RADDON	Leamington House, Malvern Wells.
1884, Jan. 28	CHANCELLOR, ALBERT . . .	1, King Street, Richmond, Surrey.
1870, Jan. 10	CHANCELLOR, FRED., F.R.I.B.A.	20, Finsbury Circus, E.C., and Chelmsford, Essex.
1897, Feb. 17	CHAPMAN, GEORGE JAMES . .	Royal Engineer Office, Hong Kong, China.
1891, Nov. 4	CHAPMAN, HENRY JAMES. . .	50, Belgrave Road, S.W.
1890, May 29	CHARLES, RICHARD STAFFORD .	St. Martin's House, 1, Gresham Street, E.C.
1890, Mar. 24	CHART, ROBERT MASTERS . .	The Vestry Hall, Mitcham, Surrey.
1891, Nov. 4	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.
1891, Jan. 17	CHATTELL, DAVID JAMES . .	29A, Lincoln's Inn Fields, W.C.
1891, Nov. 4	CHATTERTON, GEO., M.I.C.E. .	6, The Sanctuary, Westminster, S.W.

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2771	1895, Sept. 2	CHATTERTON, ROBT. SMITH .	Belmont, Raheney, Co. Dublin.
1274	1885, Nov. 23	CHESTERTON, EDWARD . . .	22, Lower Phillimore Place, Kensington, W., a 51, Cheapside, E.C.
1755	1890, Mar. 10	CHESTERTON, SIDNEY RAWLINS.	22, Lower Phillimore Place, Kensington, W., a 51, Cheapside, E.C.
1135	1884, Apr. 21	CHESTON, CHESTER	Dashwood House, New Broad Street, E.C.
1992	1891, Mar. 14	CHESTON, HORACE, F.R.I.B.A.	5, Union Court, Old Broad Street, E.C.
2192	1891, Nov. 4	CHETWOOD, STEPHEN. . . .	Waltham Abbey, Essex.
2198	1891, Nov. 4	CHEW, HENRY VICTOR . . .	43, New Broad Street, and 35, Great St. Helens, E.
1731	1890, Feb. 24	CHILD, FRED	65 & 66, Chancery Lane, W.C., and 1, Stati Road, New Barnet.
3058	1896, Oct. 28	CHILD, HENRY JOHN . . .	Royal Engineer Office, Sheerness-on-Sea, Kent
57	1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.
1993	1891, Mar. 14	CHOWEN, HENRY LLEWELLYN .	Londesborough Estate Office, Market Weighto Yorkshire.
1112	A. '84, Feb. 25 / F. '91, June 29	CHRISTY, ARCHIBALD ERNEST .	12, Great St. Helen's, E.C., and 6, Mark Buildings, Chelmsford, Essex.
1347	1887, Jan. 10	CLARE, EDWARD LOVELL . .	Prudential Buildings, Bradford, and 33, Fri Lane, Leicester.
2484	1892, Feb. 26	CLARK, JOHN MCCLARE . . .	Haltwhistle, Northumberland.
1639	1889, Dec. 9	CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
681	1882, Jan. 16	CLARK, SAMUEL	8, New Cavendish Street, W.
682	1882, Jan. 16	CLARKE, ALFRED DUDLEY . .	Estate Office, Abberley, Stourport, Worcestershi
1801	1890, May 29	CLARKE, CHRISTOPHER . . .	Charlcot, Bedale, Yorkshire.
1994	1891, Mar. 14	CLARKE, GEORGE ERNEST . .	12, Coleman Street, E.C.
1074	A. '84, Jan. 2 / F. '86, Jan. 11	CLARKE, HOWARD CHATFEILD .	63, Bishopsgate Street Within, E.C.
1508	1888, Dec. 10	CLARKE, JOHN WILLIAM . .	Guisborough, Yorkshire.
1007	A. '83, Dec. 17 / F. '89, Nov. 11	CLARKE, PERCY HENRY. . .	2, Lancaster Place, W.C.
1924	1891, Jan. 17	CLARKE, STANLEY CHATFEILD .	202, Bishopsgate Street Without, E.C.
2194	1891, Nov. 4	CLARKSON, JOHN, F.R.I.B.A. .	Ormond Chambers, 28, Great Ormond Street, W.
1837	1890, Nov. 22	CLARKSON, WILLIAM	136, High Street, Poplar, E.
1686	1890, Jan. 6	CLIFTON, JAMES E., F.R.I.B.A.	Swanage, Dorset.
1122	A. '84, Mar. 10 / F. '89, Jan. 28	CLIFTON, WM. E., F.R.I.B.A. .	7, East India Avenue, Leadenhall Street, E.C.
1701	1890, Jan. 27	CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh, North Wales.
1810	1886, Mar. 8	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
78	A. '68, Jul. 13 / F. '75, May 10	CLUTTON, JOHN HENRY . . .	9, Whitehall Place, S.W.
61	A. '68, Jul. 6 / F. '74, Apr. 13	CLUTTON, RALPH	9, Whitehall Place, S.W.
221	A. '70, Jan. 10 / F. '75, Dec. 13	CLUTTON, RALPH WILLIAM . .	Hartswood, Reigate, Surrey.
65	1868, Jul. 13	CLUTTON, ROBERT GEORGE . .	9, Whitehall Place, S.W.
153	1869, Jan. 11	CLUTTON, WILLIAM JAMES . .	The Mount, York, and The Castle, Cockermou

p. No.	Date of Election and of Transfer.	FELLOWS.	
85	A. '85, Dec. 7 F. '94, May 28	*Coales, Herbert George, A.M.I.C.E.	Market Harborough Local Board Offices, Market Harborough.
13	1882, Jan. 30	Cobb, Herbert Mansfield	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
44	1889, Jan. 14	Cobham, Charles	"The Shrubbery," Gravesend, Kent, and Local Board Office, Grays, Essex.
85	A. '90, Nov. 22 F. '94, Apr. 16	*Cobham, George William	1 & 3, Edwin Street, Gravesend, Kent.
06	1896, Jan. 21	Cochrane, John	Combermore, Lifford, Co. Donegal.
96	1891, Nov. 4	Cocks, Samuel Roger	5, St. Thomas' Street, Ryde, Isle of Wight.
59	1896, Oct. 28	Coleman, Thomas Everit	Royal Engineer Office, Gosport, Hants.
39	1890, Nov. 22	Coles, Samuel Hood Cowper	Penmyarth, Crickhowell, S. Wales.
69	A. '82, Feb. 27 F. '84, Jan. 28	Colgate, Thomas	Sheffield Park, Uckfield, Sussex.
10	1890, Feb. 10	Collier, Richard James	34, Finsbury Pavement, E.C.
97	1891, Nov. 4	Collier, Walter Henry	130, Strand, W.C.
14	A. '87, Dec. 19 F. '91, Feb. 2	Collingham, John Cyril Lees	6, Mount Street, W.
28	1898, Oct. 29	Collins, Charles Edwin	Royal Engineer Office, Colchester, Essex.
19	1868, Aug. 17	Collins, Henry H., F.R.I.B.A.	61, Old Broad Street, E.C.
26	A. '82, Dec. 4 F. '91, Jan. 19	Collins, Marcus E.	61, Old Broad Street, E.C.
25	1891, Jan. 17	Colyer, Frederick, M.I.C.E.	14, Victoria Street, S.W.
86	1897, Oct. 27	Comber, Patrick Forstall, M.I.C.E.	19, Lower Leeson Street, Dublin.
01	1888, Nov. 26	Combes, Cyrus	Tisbury, Wilts, and Misterton, Crewkerne, Somerset.
62	1891, May 23	Commin, Frederick James	7, Bedford Circus, Exeter.
26	1891, Jan. 17	Conder, Alfred, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W.
74	1897, Oct. 27	Connor, George Harry Adams	Estates Office, Longniddry, N.B.
64	1889, Jan. 28	Cooke, Henry	25, Watts Avenue, Rochester, Kent.
27	A. '94, Feb. 23 F. '97, May 31	*Cooper, Alfred William	10, Dingwall Road, Croydon, S.E.
72	1884, May 19	Cooper, Arthur Leslie	17, Friar Street, Reading.
99	1891, Nov. 4	Cooper, George Warren	34, Hart Street, Bloomsbury, W.C.
15	1882, Jan. 30	Cooper, John Groves	Bideford, Devon.
27	1891, Jan. 17	Cooper, John Robert	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
73	1895, Sept. 2	Coote, Orlando Robert	Auburn, Athlone.
72	1895, Sept. 2	Coote, Stanley Victor	The Orchard House, Wargrave, Berks, and Donadea Castle, Kilcock.
66	A. '91, Jan. 17 F. '95, Jan. 21	*Cope, Henry James	202, Clapham Road, S.W.
00	1891, Nov. 4	Copland, William R., M.I.C.E.	146, West Regent Street, Glasgow.
01	1891, Nov. 4	Corbett, Christopher	9, Albert Square, Manchester.
97	1889, Mar. 4	Corbett, Edwin Wortley Montagu	Bute Estate Office, Castle Street, Cardiff.
02	1891, Nov. 4	Corby, Joseph Boothroyd	15, All Saints' Place, Stamford, Lincolnshire.

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2453	A. '91, Nov. 4 F. '92, May 30	*Corderoy, Athelstane. . .	12, George Street, Plymouth, Devon, and 21 Queen Anne's Gate, S.W.
1581	1889, Feb. 25	Corderoy, George	21, Queen Anne's Gate, S.W.
2774	1895, Sept. 2	Cordner, Clement Kennedy .	Greenmount, Muckomore, Co. Antrim.
3330	1898, Oct. 29	*Cotterell, Albert Player Isaac	Lonsdale Chambers, Baldwin Street, Bristol, Gloucestershire.
926	A. 83, Apr. 16 F. '89, Nov. 11	Couchman, Henry Boteler .	Moor Park Estate Office, Rickmansworth, Herts
934	1883, April 30	Couchman, Robert Edward .	35, Paradise Street, Birmingham.
2203	1891, Nov. 4	Coulson, William Lindsay .	Clarendon House, Elmwood Road, Croydon.
556	1880, Jan. 5	Coverdale, Frederick John .	Ingatestone Hall, Essex.
728	1882, Feb. 13	Coverdale, Henry	11, St. Helen's Place, E.C.
1840	1890, Nov. 22	Cowgill, Brian Bollans Hird	13A, Piece Hall Yard, Bradford.
1732	1890, Feb. 24	Cox, Edward Samuel . . .	3, New Street, York.
2204	1891, Nov 4	Cranfield, William Bathgate	6, Poultry, E.C.
159	1869, Jan. 25	Crawter, John	Cheshunt, Herts.
961	A. '83, May 25 F. '88, Nov. 26	Crawter, John, Jun. . . .	41, Bedford Row, W.C., and Cheshunt, Herts.
3008	1896, Jan. 21	Creagh, Arthur Gethin . .	Mallow, Co. Cork.
3215	A. '97, Oct. 26 F. '99, May 29	*Creswell, William Thomas .	Barrack Reconstruction Office, Colchester, Essex
160	1869, Jan. 25	Crickmay, George Rackstrow, F.R.I.B.A..	13, Victoria Street, S.W., and St. Thomas Street, Weymouth.
641	1889, Dec. 9	Crickmay, John Edward . .	Weymouth, Dorset.
2455	A. '91, Nov. 4 F. '96, Jan. 6	*Crier, John Thomas . . .	Ingleside, Castelnau, Barnes, Surrey.
2205	1891, Nov. 4	Crockett, Edwin Arthur Brassey	Bush Lane House, Cannon Street, E.C.
608	A. '81, Feb. 7 F. '90, Feb. 24	Crofts, Ewan Neville . . .	Caythorpe, Grantham, Lincolnshire.
730	1882, Feb. 13	Cronk, Edwyn Evans . . .	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	Cronk, Frank	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	1883, Jan. 29	Cronk, William Henry . .	Sevenoaks, Kent.
2776	1895, Sept. 2	Crosbie, James Dayrolles .	Gurtenard, Listowel, Co. Kerry.
2138	A. '91, May 23 F. '98, May 16	*Cross, Arnold Charles Martin	9, Victoria Street, S.W.
416	1876, Jan. 10	Cross, John	77, King Street, Manchester.
1754	1890, Mar. 10	Cross, William Haslam . .	77, King Street, Manchester.
2206	1891, Nov. 4	Crowther, John Herbert . .	38, New Street, Huddersfield.
2208	1891, Nov. 4	Cruwys, Robert	Bank Chambers, 465, Brixton Road, S.W.
3175	1897, Oct. 27	Cullen, Alexander . . .	Clyde Street, Motherwell, N.B.
1928	1891, Jan. 17	Cumberland, Edward Anthony	Luton and Leighton Buzzard.
3458	1899, Feb. 16	Cunningham, Robert . . .	Glen Douglas, Jedburgh, Roxburghshire.
32	1868, Jun. 15	Currey, Henry, F.R.I.B.A. .	37, Norfolk Street, W.C.
1565	1889, Jan. 28	Currey, Percivall, F.R.I.B.A.	37, Norfolk Street, W.C.
3459	1899, Feb. 16	Curror, John Fortune . .	74, George Street, Edinburgh.
1881	1887, Mar. 21	Curry, Henry John . . .	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	Curtis, Charles Edward . .	Moor View, Brockenhurst, Hants, and 26, Gledstanes Road, West Kensington, W.

ip. o.	Date of Election and of Transfer.	FELLOWS.	
83	1877, Apr. 16	CURTIS, ROBERT LEABON . .	119 and 120, London Wall, E.C
43	1879, Apr. 28	CURTIS, SAMUEL PERKINS . .	119 and 120, London Wall, E.C.
68	1891, May 28	CUTLAN, JOHN ELLIS . . .	Market Square, Wellingborough, Northamptonshire.
09	1891, Nov. 4	CUXSON, GEO. A. P., A.R.I.B.A.	5, Duke Street, Adelphi, W.C.
38	1881, Dec. 19	DALLAS, EDWIN STUART . . .	34, Great James Street, Bedford Row, W.C.
87	1883, Dec. 17	DANIEL, HARRY AUGUSTUS HOOD	Hill End, Henbury, near Bristol.
32	1882, Feb. 13	DANN, HENRY	Dartford, Kent.
93	1898, Feb. 18	DANSKEN, ALEXANDER BROWN .	105, West George Street, Glasgow.
10	1891, Nov. 4	DANSKEN, JOHN	241, West George Street, Glasgow.
66	A. '89, Dec. 9 / F. '91, Apr. 6	*DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.
78	1895, Sept. 2	DARLEY, EDMUND SANDERS . .	5, College Green, Dublin.
77	1895, Sept. 2	DARLEY, HENRY PONSONBY SHAW	Estate Office, Carrick-on-Shannon, Co. Leitrim.
07	A. '83, Feb. 26 / F. '91, May 25	DASH, ROLAND ASHFORD . .	9, Whitehall Place, S.W., and Walton-on-Thames.
27	A. '88, Dec. 10 / F. '92, July 4	*DAVEY, HENRY THOMAS . .	24, Priory Avenue, Hastings.
48	A. '82, Dec. 18 / F. '90, Nov 10	DAVID, EDMUND USSHER . .	Old Bank Chambers, 27, High Street, Cardiff.
60	1899, Feb. 16	DAVIDSON, CHARLES	Terrace Buildings, Paisley, Renfrewshire.
76	1897, Oct. 27	DAVIDSON, JAMES INGLIS . .	Sangton Mains, Edinburgh, and 175, West George Street, Glasgow.
575	A. '93, Oct. 4 / F. '96, Mar. 2	*DAVIES, CYRIL FROODVALE. . .	Froodvale, Llanwrda, R.S.O., South Wales.
512	A. '92, Nov. 28 / F. '94, Oct. 10	*DAVIES, DAVID THOMAS. . .	11, Serle Street, Lincoln's Inn, W.C.
09	1888, Dec. 10	DAVIES, GEORGE HUMPHREYS .	8, Laurence Pountney Hill, E.C.
00	1873, Feb. 10	DAVIES, JOHN MORGAN . . .	Froodvale, Llanwrda, South Wales.
12	1891, Nov. 4	DAVIS, ALFRED T., A.M.I.C.E. .	Shirehall, Shrewsbury.
96	1891, Mar. 14	DAVIS, CHARLES EDWARD . .	Wroxton Estate Office, near Banbury, Oxon.
80	A. '82, Mar. 13 / F. '89, Nov. 11	DAVIS, CHARLES JAMES . . .	32, Strand, W.C.
91	A. '77, Dec. 10 / F. '81, Nov. 14	DAVIS, JAMES	32, Strand, W.C.
97	1883, Feb. 26	DAW, WILLIAM HERBERT . .	6, Ironmonger Lane, E.C.
15	1891, Nov. 4	DAWSON, PERCY JOHN . . .	Zinal, Palace Road, Streatham Hill, S.W.
42	1889, Dec. 9	DAY, GEORGE CARLETON . .	Estate Office, Woodbridge, Shaftesbury, Dorset.
09	A. '83, Dec. 17 / F. '87, Nov. 14	*DAY, WILLIAM, JUN. . . .	23, High Street, Maidstone, Kent.
83	1882, Jan. 16	DEACON, THOMAS MARK. . .	32, Craven Street, Charing Cross, S.W.
79	1895, Sept. 2	DEAN, GEORGE B.	Balla Lodge, Castlebar, Co. Mayo.
56	1890, Mar. 10	DEARLE, WILLIAM HENRY . .	Belmont, Clifton Road, Kingston Hill, Kingston-on-Thames, and 6, John Street, Adelphi, W.C.
13	A. '92, Nov. 28 / F. '93, Aug. 9	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
42	1888, Jan. 23	DEBENHAM, FRANK GISSING .	Cheshunt Park, Herts, and 80, Cheapside, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2576	A. '93, Oct. 4 / F. '99, Jan. 23	*Debenham, Frederic Kersey.	80, Cheapside, E.C.
2140	A. '91, May 23 / F. '93, Aug. 9	*Debenham, Horace Bentley.	80, Cheapside, E.C.
2216	1891, Nov. 4	Deer, Edward	Stratford-on-Avon.
1010	A. '83, Dec. 17 / F. '91, Oct. 15	Demetriadi, Thomas Marsden	28, John William Street, Huddersfield.
1667	A. '89, Dec. 9 / F. '94, Jan. 22	*Dendy, William Cooper . .	Surveyor's Department, Lambeth Vestry Hall, Kennington Green, S.E.
1930	1891, Jan. 17	Dennison, John W., F.R.I.B.A.	28, Upperton Gardens, Eastbourne, Sussex.
2780	1895, Sept. 2	Denny, Francis Mcgillycuddy	17, Denny Street, Tralee.
759	1882, Feb. 27	Dew, William Arthur . . .	Wellfield House, Bangor.
2781	1895, Sept. 2	Dickinson, Charles . . .	36, South Frederick Street, Dublin.
1228	A. '84, Dec. 8 / F. '85, May 18	*Dickson, Thomas Arthur . .	Estate Office, Overston Park, Northampton.
2663	A '94, Oct. 30 / F '97, May 10	*Dinwiddy, Donald	Greenwich, S.E.
884	1883, Feb. 12	Dinwiddy, Thomas	Greenwich, S.E.
3068	1896, Oct. 28	Dixon, Edward K., M.I.C.E. .	Castlebar, Mayo, Ireland.
169	A. '69, Feb. 8 / F. '78, Feb. 25	Dodgson, Wilfred Longley .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
1136	1884, Apr. 21	Doll, Charles Fitzroy . .	74, Gower Street, Bedford Square, W.C.
2217	1891, Nov. 4	Dollar, Peter, A.R.I.B.A. .	Clock House, Arundel Street, Strand, W.C.
2782	1895, Sept. 2	Dolling, Caledon Josias Radclyffe	3, Lower Pembroke Street, Merrion Square, Dublin.
1415	A. '87, Dec. 19 / F. '91, Dec. 7	*Done, John James	Cricklewood, N.W.
1250	1885, Feb. 9	Donne, Henry	71, Temple Row, Birmingham, and Leek Wootton, Warwick.
2783	1895, Sept. 2	Dopping, James Henry, Col. .	112, Pembroke Road, Dublin.
2218	1891, Nov. 4	Dorning, Arthur Harry . .	41, John Dalton Street, Manchester.
163	A. '69, Jan. 25 / F. '82, Nov. 31	Dowden, Henry Joseph . .	8, Craig's Court, Charing Cross, S.W.
493	1878, Jan. 14	Downing, Frederick . . .	12, King's Bench Walk, Temple, E.C.
1997	1891, Mar. 14	Downing, Hy. P. B., F.R.I.B.A.	Avalon, Wilton Road, Merton, Surrey, and Great College Street, S.W.
2219	1891, Nov. 4	Dowsett, Charles Finch . .	3, Lincoln's Inn Fields, W.C.
1841	1890, Nov. 22	Dransfield, Henry Brook .	12, 13, & 14, Estate Buildings, Huddersfield.
817	A. '82, May 22 / F. '84, May 19	Draper, Arthur Thomas . .	Friar Lane, Leicester.
1348	1887, Jan. 10	Dray, Alfred	Town Hall Chambers, Hastings, Sussex.
301	1873, Feb. 10	Drew, Henry . . . . . (*Vice-President*)	15, Queen Street, Exeter.
1836	A. '86, Dec. 6 / F. '88, Nov. 12	*Drew, Henry Alban . . .	15, Queen Street, Exeter.
1095	A. '84, Feb. 11 / F. '89, Jan. 14	Drew, John Gould, B.A. (*Oxon.*)	15, Queen Street, Exeter.
2220	1891, Nov. 4	Dreweatt, Thomas	Newbury, Berkshire.
419	A. '76, Jan. 10 / F. '78, Feb. 25	Driver, Charles William .	23, Pall Mall, S.W.
582	1880, Dec. 13	Driver, Robert Manning . .	23, Pall Mall, S.W.
684	1882, Jan. 16	Drury, Edw. Dru, F.R.I.B.A.	25, Queen Anne's Gate, S.W.
1692	A. '90, Jan. 6 / F. '93, Dec. 4	*Dudley, Edgar	Bedford House, 24, Bedford Street, Plymouth.

...	Date of Election and of Transfer.	FELLOWS.	
12	1890, May 29	DUKE, EDWARD	Dorchester.
13	1890, May 29	DUKE, FREKE GUY RASHLEIGH	Braehead, Kilmarnock.
14	1891, May 23	DUKE, HENRY	Dorchester, Dorset.
09	1890, Apr. 14	DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
11	1891, Nov. 4	DUNCAN, JAMES MORISON . .	40 & 42, Queen Victoria Street, E.C.
11	1891, Jan. 17	DUNN, WILLIAM HENRY . .	11, St. Helen's Place, E.C.
18	1897, Feb. 17	DURLACHER, ALEXANDER PERCY	3, Otterburn Villas North, Jesmond, Newcastle-upon-Tyne.
12	1891, Jan. 17	DUVALL, JOHN WILLIAM . .	The Grange, Ware.
12	1891, Nov. 4	DYBALL, HARVEY	35, Bucklersbury, E.C.
12	1882, Apr. 24	DYER, WILLIAM JOHN . . .	Montpelier Row, Blackheath, S.E.
15	1868, Jun. 15	DYMOND, FRANCIS WILLIAMS .	Bampfylde House, Exeter.
91	1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH, M.A. (*Cantab.*) . .	Feethams, Darlington.
99	A. '91, Dec. 10 / F. '92, May 30	*EAGLAND, WILLIAM FRANCIS .	274, Portland Road, South Norwood, S.E.
94	1889, Feb. 25	EAGLE, WILLIAM.	32, St. Ann Street, Manchester.
44	1883, Jan. 15	EALES, FRED. ERNST., F.R.I.B.A.	9, Welbeck Street, W.
95	1889, Feb. 25	EAMES, EDWARD	Stoke Manor, near Alresford, Hants.
44	1891, Jan. 17	EARDLEY, JOHN WILLIAM . .	The Grove, Alfreton, Derbyshire.
93	1891, Nov. 4	EARLE, THOMAS ALGERNON . .	90, King Street, Manchester.
94	1891, Nov. 4	EARNSHAW, JACOB	78, King Street, Manchester.
97	A. '93, Oct. 4 / F. '97, Feb. 8	*EASON, EDWARD WILLIAM . .	43, Bishopsgate Street Without, E.C.
95	1891, Nov. 4	EASTHAM, JAS. COOK, A.M.I.C.E.	The Town Hall, Manchester.
98	1891, Mar. 14	EASTON, JOHN H.	Bowl Alley Lane, Hull.
99	1891, Mar. 14	EAYRS, JOHN THOS., M.I.C.E. .	Clarence Chambers, Corporation Street, Birmingham.
94	1895, Sept. 2	EDGEWORTH, THOS. NEWCOMEN	Kilshrewly, Edgeworthstown.
79	A. '93, Oct. 4 / F. '96, Jan. 6	*EDMONDS, JOHN	Northfields House, Stamford, Lincolnshire.
26	1891, Nov. 4	EDWARDS, ARTHUR PHIPPEN .	Hutton, near Weston-super-Mare, Somerset.
39	1881, Dec. 19	EGERTON, HUBERT DECIMUS .	29, Fleet Street, E.C.
38	1883, Dec. 17	EGGAR, JAMES ALFRED . . .	9, West Street, Farnham, Surrey.
19	A. '95, Oct. 24 / F. '96, Nov. 9	*EGGINTON, DENYS	150, Friar Street, Reading, Berks.
73	1884, May 19	EGGINTON, JOHN	150, Friar Street, Reading.
30	A. '79, Jan. 20 / F. '83, Dec. 3	EILOART, FREDERICK EDWARD .	40, Chancery Lane, W.C.
29	1889, Nov. 25	EILDRIDGE, HERBERT . . .	28, Martin's Lane, Cannon Street, E.C., and 28, Cadogan Place, Belgrave Square, S.W.
27	1891, Nov. 4	ELFORD, JOHN	King Street, Poole, Dorset.
34	1888, Jan. 9	ELGAR, J. EDWARD	Crockshard, Wingham, Kent.
96	A. '90, Nov. 22 / F. '92, Feb. 1	ELGOOD, FRANK M., A.R.I.B.A.	98, Wimpole Street, W.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1401	1887, Dec. 19	ELLEN, FREDERICK CHARLES .	The Auction Mart, Andover.
1036	1884, Jan. 14	ELLIOTT, CHARLES	16, Ermington Terrace, Plymouth, Devon.
2514	A. '92, Nov. 28 F. '96, Mar. 2	*ELLIS, ALBERT EDWARD . .	Bedford Chambers, Exeter.
2785	1895, Sept. 2	ELLIS, ERNEST FRANCIS LESLIE	Estate Office, Gorey, Co. Wexford.
577	A. '80, Mar. 15 F. '87, Nov. 14	ELLIS, ERNEST HAROLD . .	Town Hall Chambers, Guildford.
1887	A. '90, Nov. 22 F. '94, May 28	*ELLIS, FRANCIS, JUN. . . .	Trafford Park, Patricroft, near Manchester.
2065	1891, May 23	ELLIS, FREDERICK	141, Inverness Terrace, W.
880	1882, Dec. 18	ELLIS, HENRY	57, Chancery Lane, W.C.
1530	A. '88, Dec. 10 F. '90, May 12	*ELLIS, HERBERT MOATES . .	143, Cannon Street, E.C.
1865	A. '87, Jan. 24 F. '91, Feb. 16	*ELLIS, RALPH STAPLES . . .	29, Fleet Street, E.C.
885	1883, Feb. 12	ELLIS, RICHARD ADAM . . .	45, Fenchurch Street, E.C.
380	1875, Feb. 1	ELLIS, SIR JOHN WHITTAKER, BART.	29, Fleet Street, E.C., and 18, Old Bro Street, E.C.
3060	1896, Oct. 28	ELTON, HERBERT AVERILL .	Royal Engineer Office, The Castle, Cape To South Africa.
667	A. '81, Dec. 19 F. '90, Dec. 8	ELWELL, WILLIAM HENRY . .	Surveyor's Office, Great Northern Railway, Kir Cross, N.
3305	1898, Feb. 18	EMERY, ARTHUR JAMES . . .	Horse Guards, Whitehall, S.W.
276	1872, Feb. 26	EMMANUEL, BARROW	2, Finsbury Circus, E.C.
2230	1891, Nov. 4	EVANS, ARTHUR OWEN . . .	Town Hall, Pontypridd, Glamorganshire.
1936	1891, Jan. 17	EVANS, GEORGE	Adelphi House, 10, Duke Street, W.C.
898	1883, Feb. 26	EVANS, ROBERT, F.R.I.B.A. .	Eldon Chambers, Wheeler Gate, Nottingham.
2231	1891, Nov. 4	EVANS, WALTER PEARSON . .	Caldwell, Nuneaton.
2232	1891, Nov. 4	EVANS, WILLIAM, A.M.I.C.E. .	New Walk, Beverley, Yorkshire.
2786	1895, Sept. 2	EVANS, WILLIAM	Gillardstown House, Killucan.
388	A. '74, Feb. 16 F. '76, Nov. 27	EVANS, WILLIAM ERNEST . .	School Gardens, Shrewsbury.
2000	1891, Mar. 14	EVANS-VAUGHAN, HENRY . .	20, Brook Street, Oswestry.
1416	A. '87, Dec. 19 F. '91, May 25	*EVE, HERBERT TRUSTRAM . .	2, St. Paul's Square, Bedford.
685	1882, Jan. 16	EVE, JOHN RICHARD	St. Paul's Square, Bedford, Bedfordshire.
104	1868, Aug. 3	EVE, WILLIAM	10, Union Court, Old Broad Street, E.C.
1382	1887, Mar. 21	EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A.. . .	6, Millstone Lane, Leicester.
2233	1891, Nov. 4	EVERILL, FRANK	59, Foregate Street, Worcester.
2666	A. '94, Oct. 30 F. '95, Nov. 25	*EVES, FRANCIS GEORGE BERTRAM	54, High Street, Uxbridge, Middlesex.
1549	A. '89, Jan. 14 F. '92, Nov. 14	*EVES, WILLIAM LIONEL. . .	54, High Street, Uxbridge.
557	1880, Jan. 5	FAIR, JACOB WILSON . . . (*Member of Council*)	Haigh Hall, Wigan, and 8, Winckley Stre Preston.
1510	1888, Dec. 10	FAIR, JAMES STRETTON . .	Estate Offices, Lytham, and 4, Winckley Stre Preston.

No.	Date of Election and of Transfer.	FELLOWS.	
4	1884, May 19	FAIR, THOMAS	Estate Offices, Lytham, Lancashire.
7	1891, Jan. 17	FAIRCLOUGH, WILLIAM . . .	Leigh, Lancashire, and 60, King Street, Manchester.
8	1890, Mar. 10	FALCON, MICHAEL	Horstead House, Norfolk.
2	1884, Jan. 28	FARMER, EDMUND	80, Cheapside, E.C.
4	1891, Nov. 4	FARNAN, HENRY RICHARD . .	75, Coleman Street, E.C.
9	1890, Mar. 10	FARRAR, SIDNEY H., M.I.C.E. .	54, Old Broad Street, E.C., and Port Elizabeth, Johannesburg, South Africa.
7	1895, Sept. 2	FARRELL, EDWARD FRANCIS . .	Moynalty, Kells, Co. Meath.
2	1891, Mar. 14	FARRER, JOHN	Oulton, near Leeds, Yorkshire.
5	1891, Nov. 4	FARTHING, WALTER THOMAS .	46, Strand, W.C.
8	1891, Jan. 17	FARWELL, FREDERICK GEORGE.	11, Laura Place, Bath.
0	1896, Oct. 28	FAWCETT, JOHN MORTIMER . .	26, Albion Street, Leeds.
1	1886, May 17	FAWKES, ALGERNON	Woolley, Wakefield, Yorks.
7	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
5	1895, Oct. 24	*FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
2	1887, Dec. 19	FENN, JOHN	The Hall, Ardleigh, and 146, High Street, Colchester.
2	1890, Feb. 10	FENN, THOMAS	Downton Castle, Ludlow.
5	A. '80, Jan. 19 / F. '87, Mar. 21	FENNING, HERBERT SAMUEL .	St. Paul's Square, Bedford, Bedfordshire.
3	1891, Mar. 14	FENWICK, THOMAS, M.I.C.E. .	Leeds, Yorkshire.
4	1883, Nov. 12	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
3	1895, Sept. 2	FETHERSTONHAUGH, THEOBALD .	Grouse Lodge, Moate, Co. Westmeath.
	1882, Dec. 18	FIDDIAN, WILLIAM	Old Bank Offices, Stourbridge.
7	1873, Jan. 27	FIELD, FRANCIS HAYWARD . .	11, King Edward Street, Oxford.
3	1883, Jan. 29	FIELD, JAMES FREDERICK . .	54, Borough High Street, S.E.
3	1895, Oct. 24	*FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southill Park, Biggleswade, Beds.
3	1891, Nov. 4	FINN, ADOLPHUS	High Street, Lydd, Kent.
	1891, Nov. 4	FINN, ARTHUR GEORGE . . .	The Deanery, Chartham, Canterbury.
7	A. '92, Nov. 28 / F. '96, May 11	*FINN, FRED, JUN.	Sole Street House, Selling, Faversham, Kent.
	1890, Nov. 22	FINN, GEORGE WILLIAM . .	Westwood Court, Faversham, Kent.
3	A. '91, Nov. 4 / F. '94, Oct. 10	*FINN, HERBERT ARCHIBALD .	Egham, Surrey.
4	A. '83, Apr. 16 / F. '89, Jan. 14	FISHER, CHARLES BROWNING .	Hill Crest, Market Harborough.
	1888, Feb. 20	FISHER, EDWARD KNAPP . .	Market Harborough, Leicestershire.
	A. '92, Nov. 28 / F. '96, Mar. 2	*FITT, HARRY CHARLES . . .	42, Arlington Road, Ealing, W.
	1896, Jan. 21	FITZGERALD, JAS. H. B. PENROSE	The Estate Office, Middleton, Co. Cork.
	1895, Sept. 2	FITZGERALD, PETER DAVID . .	66, George Street, Limerick.
	1895, Sept. 2	FITZGERALD, ROBERT JOHN . .	Ballyard House, Tralee.
	1895, Sept. 2	FITZHERBERT, HENRY CORRY .	Millbrook, Abbeyleix, Queen's County.
	1884, Jan. 14	FLEETWOOD, GEORGE	3, New Court, Carey Street, Lincoln's Inn, W.C.
	A. '93, Oct. 4 / F. '97, June 28	*FLETCHER, HERBERT PHILLIPS, A.R.I.B.A., A.M.I.C.E. . .	29, New Bridge Street, Ludgate Circus, E.C.
	1888, Mar. 5	FLETCHER, THOMAS	Estate Office, Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
749	{A. '82, Feb. 13 / F. '91, June 29}	FLINT, WILLIAM HURST. . .	11, Serle Street, Lincoln's Inn Fields, W.C.
562	1880. Jan. 19	FLOCKTON, THOS. J., F.R.I.B.A.	15, St. James' Row, Sheffield.
1734	1890, Feb. 24	FODEN, EDWARD ANTROBUS .	Teddesley Estate Office, Penkridge, Staffordshir
2794	1895, Sept. 2	FORBES, ARTHUR	Earls Vale, Cavan.
2067	1891, May 23	FORBES, CHARLES MANSFELDT .	14, New Street, York.
2238	1891, Nov. 4	FORD, LAWTON ROBERT . . .	St. Thomas's Chambers, 24, Railway Approac London Bridge, S.E.
2518	{A. '92, Nov. 28 / F. '95, May 13}	*FORD, SOLOMON, A.R.I.B.A. .	3, South Square, Gray's Inn, W.C.
640	1881, Dec. 19	FORREST, ROBERT	Windsor Estate Office, St. Fagans, near Cardiff
551	1879, Dec. 8	FORSHAW, EDWARD	Hanley, Staffordshire, and Springfields, Stram hall, Uttoxeter.
1844	1890, Nov. 22	FORSYTH, THOMAS HILLS . .	39, Northumberland Street, Newcastle-upon-Tyr
3294	1898, Feb. 18	FORTUNE, GEORGE ROBERT .	Portland Estate Office, Kilmarnock.
1039	1884, Jan. 14	FOSBERY, WILLIAM THOMAS EXHAM	Warwick.
279	1872, Mar. 11	FOSTER, CHARLES ROLLS . .	54, Pall Mall, S.W.
1531	{A. '88, Dec. 10 / F. '92, Oct. 12}	*†FOSTER, FRANK.	Adelphi Chambers, 7, John Street, W.C.
2239	1891, Nov. 4	FOSTER, HENRY EDWIN . . .	6, Poultry, E.C.
2519	{A. '92, Nov. 28 / F. '95, Nov. 1}	*FOSTER, JAMES HERBERT FURMEDGE	Pontlands, Great Baddow, Chelmsford, Essex.
641	1881, Dec. 19	FOSTER, JOSEPH BURGESS . .	4, Cambridge Street, Plymouth, Devon.
687	1882, Jan. 16	FOULKES, SEPTIMUS GIFFORD .	Tring, Herts.
3187	1897, Oct. 27	FOWLER, ALFRED MOUNTAIN, M.I.C.E.	1, St. Peter's Square, Manchester, and 35, Old Queen Street, S.W.
3009	1896, Jan. 21	FOWLER, EDWARD WILLOUGHBY	The Earl of Clancarty's Estate Office, Ball asloe, Co. Galway.
686	1882, Jan. 16	FOWLER, FREDERICK. . . .	St. James' Street, Sheffield.
1806	1890, May 29	FOWLER, GERARD EDMUND . .	98, New Street, Birmingham.
1807	1890, May 29	FOWLER, HENRY	63, Dale Street, Manchester.
832	1882, Dec. 18	FOWLER, HENRY	6, Waterloo Street, Birmingham.
1780	1890, Apr. 14	FOWLER, REGINALD WILLIAM .	3, Hartshead, Sheffield.
1403	1887, Dec. 19	FOWLER, RICHARD	118, Colmore Row, Birmingham.
1605	1889, Mar. 18	FOWLER, SYDNEY, A.R.I.B.A. .	9, Craig's Court, Charing Cross, S.W.
2240	1891, Nov. 4	FOWLER, WILLIAM	69, Temple Row, Birmingham.
2241	1891, Nov. 4	FOX, CHARLES JAMES . . .	7, Rawson Street, Halifax.
1845	1890, Nov. 22	FOX, EDWIN	99, Gresham Street, E.C.
2242	1891, Nov. 4	FRAMPTON, ALFRED, A.R.I.B.A.	62 and 63, Basinghall Street, E.C.
2243	1891, Nov. 4	FRANCE, ARTHUR ALDERSON .	99, Swan Arcade, Bradford.
2244	1891, Nov. 4	FRANCE, CHARLES	99, Swan Arcade, Bradford.
1545	1889, Jan. 14	FRANCIS, GEORGE FUTVOYE . .	Eaton Chambers, Buckingham Palace Road, S.
1760	1890, Mar. 10	FRANCIS, LEON ALBERT . . .	8, John Street, Adelphi, W.C.
1808	1890, May 29	FRANKLIN, ARTHUR THOMAS .	25, Ludgate Hill, E.C.
2457	{A. '91, Nov. 4 / F. '95, Feb. 18}	*FRANKLIN, BENJAMIN BELGROVE	Holly Walk, Luton, Beds.

† Special Sanitary Science Certificate.

p. o.	*Date of Election and of Transfer.*	FELLOWS.	
99	1890, May 29	FRANKLIN, THOMAS FREDERICK .	25, Ludgate Hill, E.C.
02	1895, Sept. 2	FRANKS, MATTHEW HENRY . .	Westfield, Mountrath.
03	1895, Sept. 2	FRANKS, MATTHEW HENRY, JUN.	Westfield, Mountrath.
89	A. '96, Jan. 21 F. '97, June 28	*FRASER, THOMAS SMELLIE . .	209, St. Vincent Street, Glasgow.
77	A. '91, Jan. 17 F. '94, Dec. 10	*FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
44	A. '84, Feb. 25 F. '90, Apr. 14	FREEMAN, SYDNEY	The Broadway, Tunbridge Wells, Kent, and 28, Queen Street, E.C.
88	1896, June 2	FRENCH, SAVAGE	17, South Mall, Cork, Ireland.
55	1895, Sept. 2	FREND, HENRY	Mitchelstown, Co. Cork.
06	1895, Sept. 2	FREND, CAUSABON WILLIAM .	Parsonstown, King's County.
77	1884, Dec. 8	FREUER, WILLIAM	West Rudham, King's Lynn, Norfolk.
09	1891, May 23	FROST, FREDERIC CORNISH . .	Teignmouth, Devon.
49	1875, Jan. 18	FRY, GEORGE FREDERICK . .	46, London Road, Dover, Kent.
11	1898. Oct. 29	*FRY, JOSEPH HARRY . . .	64, Craven Park, Willesden, N.W.
94	1882, Feb. 13	FRYER, GEORGE	Conservancy Buildings, Whitefriargate, Hull, and Rose Villa, Bishop Wilton, near York.
83	1884, Jan. 28	FULLER, ERNEST	98, Wimpole Street, W.
00	1884, Jan. 14	FULLER, HARRY	83, High Street, Croydon.
77	A. '83, May 21 F. '88, Nov. 26	FULLER, HERBERT HENRY . .	15, Serjeants' Inn, Fleet Street, E.C.
14	A. '84, Mar. 10 F. '91, Apr. 20	FULLER, THOMAS ALFRED . .	The College, All Saints', Derby.
55	1882, Mar. 13	FURBER, HERBERT	2, Warwick Court, Gray's Inn, W.C.
87	A. '87, Dec. 19 F. '98, May 2	*FURBER, PERCY NORMAN . .	10 and 12, Walbrook, E.C.
44	1884, Jan. 28	FURBER, WILLIAM	2, Warwick Court, Gray's Inn, W.C.
11	1899, Feb 16	FYFE, JOHN WILLIAM . . .	221, West George Street, Glasgow.
17	1876, Jan. 10	GAIRDNER, EDWARD JAMES . .	43, Chancery Lane, W.C.
17	1895, Sept. 2	GALBRAITH, HUGH	21, Westland Row, Dublin.
	1896, Oct. 28	GALBRAITH, SAMUEL HAUGHTON, M.A., B.E. (*Dublin*) . . .	Royal Engineer Office, Cork, Ireland.
	1891, Nov. 4	GALE, ARTHUR JOHN, F.R.I.B.A.	4, Serjeants' Inn, Fleet Street, E.C.
	1891, Mar. 14	GALE, ERNEST SEWELL . . .	Falcon Court, 32, Fleet Street, E.C.
	1882, Feb. 27	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
	1868, Jul. 6	GALSWORTHY, FREDERICK THOMAS (*Member of Council*)	11, Waterloo Place, S.W.
	1890, Feb. 10	GAMBLE, SIDNEY GOMPERTZ, A.M.I.C.E.	Metropolitan Fire Brigade, Southwark Bridge Road, S.E.
	1889, Mar. 18	GANDY, JAMES	22, Essex Street, Strand, W.C.
	1882, Feb. 13	GARDINER, EDWARD JAMES . .	110, Great Russell Street, W.C.
	A. '92, Nov. 28 F. '95, Mar. 4	*GARDNER, GILBERT	Ifield Court, Crawley, Sussex.
	A. 95, Oct. 24 F. 98, Nov. 14	*GARNER, JOHN STANLEY . .	8, The Parade, Hanwell, Middlesex.
	1891. Nov. 4	GARRARD, NORTON BURROUGHS .	Cranley Hall, Eye, Suffolk.
	1895, Sept. 2	GARRETT, JAMES HUGH MOORE	Castlewellan, Co. Down.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2247	1891, Nov. 4	GARROOD, THOMAS WILLIAM M.	172, Fenchurch Street, E C.
2799	1895, Sept. 2	GARVEY, TOLER R.	Thornvale, Moneygall, King's County.
2800	1895, Sept. 2	GARVEY, TOLER ROBERT, JUN. .	Estates Office, Parsonstown.
1810	1890, May 29	GATE, ALFRED JOSEPH . . .	20, Mecklenburgh Square, W.C.
688	1882, Jan. 16	GATER, CALEB WILLIAM . . .	Salisbury, Wilts.
1203	A. '84, May 26 / F. '89, Jan. 14	GAYFORD, HENRY JOHN . . .	Raynham Estate Office, East Raynham, Norfolk
1643	1889, Dec. 9	GAZE, THOMAS WILLIAM . .	Frenze Hall, Diss, Norfolk.
935	1883, April 30	GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch, Leicestershire.
2521	A. '92, Nov. 28 / F. '95, Nov. 11	*GERMAN, GEORGE, JUN. . . .	Huntingdon House, Ashby-de-la-Zouch.
2070	1891, May 23	GERMAN, HARRY	Loughborough, and Ashby-de-la-Zouch.
887	1883, Feb. 12	GERMAN, JOHN	Ashby-de-la-Zouch, Leicestershire.
1161	A. '84, May 5 / F. '87, Nov. 14	*GIBB, WILLIAM PASHLEY . .	Estate Office, 5, Batchelor's Walk, Dublin.
1294	A. '86, Jan. 11 / F. '90, Nov. 10	GIBBON, WM. JACOMB, A.R.I.B.A.	57, Lincoln's Inn Fields, W.C.
1620	1889, Apr. 29	GIBSON, DENSTON	98, New Street, Birmingham.
1668	A. '89, Dec. 9 / F. '93, May 8	*GIDDY, OSMAN HORTON. . .	121, Pall Mall, S.W.
881	1875, Feb. 1	GILBERT, WILLIAM HENRY SAINSBURY	70, Queen Street, Cheapside, E.C.
3462	1899, Feb. 16	GILCHRIST, JOHN.	70, Wellington Street, Glasgow.
1621	1889, Apr. 29	GILLART, DAVID	Towyn, Merionethshire.
3463	1899, Feb. 16	GILLESPIE, JOHN.	Blackhall, Paisley, Renfrewshire.
1466	1888, Mar. 5	GILPIN-BROWN, WILLIAM DUNDAS	Starton, Kenilworth, Warwickshire.
213	1869, Dec. 6	GIRDWOOD, JAMES	18, Adam Street, Adelphi, W.C.
2249	1891, Nov. 4	GIVEN, MAXWELL.	Town Surveyor's Office, Coleraine, Co. Derry and Portrush, Co. Antrim.
420	1876, Jan. 24	GLASIER, GEORGE HENRY BROUGHAM	7, St. James's Street, S.W.
1702	1890, Jan. 27	GLEED, RICHARD CUMMINGS .	8 & 9, Martin's Lane, Cannon Street, E.C.
3177	1897, Oct. 27	GLENDINNING, GEORGE ROBERT	Hatton Mains, Kirknewton, Midlothian.
2801	1895, Sept. 2	GLOSTER, THOMAS EDWARD .	Collon, Co. Louth.
2672	A. '94, Oct. 30 / F. '98, June 27	*GLOVER, HENRY ALEXANDER .	1, Motcomb Street, S.W.
1890	A. '90, Nov. 22 / F. '93, Dec. 4	*GODDARD, ALEXANDER . . .	4, Whitehall Place, S.W.
1566	1889, Jan. 28	GODDARD, JOSEPH, F.R.I.B.A. .	6, Market Street, Leicester, and Carlton Chambers, 12, Regent Street, S.W.
2802	1895, Sept. 2	GODLEY, ARCHIBALD. . . .	Killygar, Killeshandra.
2250	1891, Nov. 4	GODSELL, GEORGE HERBERT .	Palace Chambers, King Street, Hereford.
2005	1891, Mar. 14	GOLDSMITH, WILLIAM . . .	40, Old Broad Street, E.C.
2251	1891, Nov. 4	GOODACRE, JOHN, F.R.I.B.A. .	5, Friar Lane, Leicester.
1511	1888, Dec. 10	GOODACRE, ROBT. J., F.R.I.B.A.	Friar Lane, Leicester.
989	1883, Dec. 17	GOODCHILD, JOSIAH	59, Tollington Park, N.
1546	1889, Jan. 14	GOODWYN, LEONARD WILLIAM .	8, Granville Chambers, Granville Place, Portman Square, W.
2006	1891, Mar. 14	GORDON, CHAS. G., A.M.I.C.E.	3, Clarendon Mansions, Bournemouth W Bournemouth, Hants.

p.	Date of Election and of Transfer.	FELLOWS.	
14	A. '78, May 19 F. '78, Mar. 11	GORE, SPENCER W.	7, Whitehall Place, S.W.
39	1891, Jan. 17	GOTT, CHARLES, M.I.C.E. . .	8, Charles Street, Bradford.
52	1891, Nov. 4	GOTT, CHARLES HENRY. . .	8, Charles Street, Bradford.
37	1889, Jan. 28	GOTT, FRANK	3, East Parade, Leeds.
78	A. '77, Feb. 12 F. '82, Dec. 18	GOTTO, FREDERICK EDWARD .	Stony Stratford, Bucks.
58	A. '97, Feb. 17 F. '97, May 31	*GOULDING, ARTHUR	41, Moorgate Street, E.C.
78	1880, Apr. 12	GOULDING, WILLIAM PURDHAM.	41, Moorgate Street, E.C.
71	1891, May 23	GOULDSMITH, GEORGE WALLER.	2, Pont Street, Belgrave Square, S.W.
72	1891, May 23	GOVER, ARTHUR S., F.R.I.B.A.	4, Queen Street Place, E.C.
53	1891, Nov. 4	GOVER, JOHN RICHARD . . .	44, Great Dover Street, Borough, S.E.
46	1890, Nov. 22	GRADWELL, ARTHUR RICHARD .	10, Richmond Terrace, Blackburn.
70	1875, Jan. 18	GRAHAM, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
118	1884, Dec. 8	GRAIN, ARTHUR TRESS . . .	2, St. Andrew's Hill, Cambridge.
27	A. '82, Dec. 4 F. '85, Jan. 12	GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
60	1885, Mar. 9	GRAVES, WALTER, F.R.I.B.A. .	Winchester House, Old Broad Street, E.C.
255	1891, Nov. 4	GREAVES, JOHN OLDROYD . .	69, Westgate, Wakefield.
91	A. '90, Nov. 22 F. '94, Jan. 22	*GREEN, ALEXANDER ERNEST .	Colonial House, 155, Fenchurch Street, E.C.
41	A. '91, May 23 F. '97, May 31	*GREEN, EDMUND HORACE . .	28 & 29, St. Swithin's Lane, E.C.
84	A. '93, Oct. 4 F. '97, May 31	*GREEN, FREDERICK ALGERNON .	28 & 29, St. Swithin's Lane, E.C.
90	1882, Jan. 16	GREEN, JAMES	22, Chancery Lane, W.C.
82	1884, May 26	GREEN, SAMUEL	28 and 29, St. Swithin's Lane, E.C.
49	1897, Feb. 17	GREENWOOD, JOSEPH . . .	Royal Engineer Office, Devonport, Devon.
50	1897, Feb. 17	GREGORY, ALFRED	44, Charing Cross, S.W.
55	A. '95, Oct. 24 F. '96, June 26	*GREGSON, GEORGE ERNEST . .	11, Chaple Street, Preston.
57	1891, Nov. 4	GREGSON, WILLIAM	Baldersby, S.O., Yorks.
87	1884, Feb. 11	GRELLIER, HARLEY MAIR . .	6, Queen Anne's Gate, S.W., and Epsom, Surrey.
71	1875, Jan. 18	GREY, CHARLES GREY, M.A. (*Durham*)	Ballycourcy, Enniscorthy, Co. Wexford.
59	A. '97, Feb. 17 F. '98, Oct. 3	*GRIERSON, JOHN NICHOLSON .	c/o Messrs. Waterer and Sons, Chertsey, Surrey.
73	A. '94, Oct. 30 F. '96, May 11	*GRIFFIN, ALFRED	St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
78	1891, May 23	GRIFFIN, HAROLD	54, High Street, Battersea, S.W.
14	1890, Feb. 10	GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
36	1890, Feb. 24	GRIFFITHS, WILLIAM	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
58	1891, Nov. 4	GRIGGS, ROBERT, A.R.I.B.A. .	11, Gray's Inn Square, W.C.
11	1889, Apr. 1	GRIMLEY, EDWIN FEARN . .	40, Temple Street, Birmingham.
12	1889, Apr. 1	GRIMLEY, THOMAS	40, Temple Street, Birmingham.
36	1892, Feb. 26	GROGAN, HENRY THOMAS . .	101, Park Street, Grosvenor Square, W.
11	1890, May 29	GROSE, VINCENT J., F.R.I.B.A.	13, Railway Approach, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1727	A. '90, Feb. 10 / F. '93, Jan. 26	*Grover, Arthur	11, Cecil Court, Charing Cross Road, W.C.
2674	A. '94, Oct. 30 / F. '99, Jan. 23	*Grover, Philip Gordon	Boveney, Sandgate Road, Folkestone, Kent.
2260	1891, Nov. 4	Gruning, Edward A., F.R.I.B.A.	25, Gresham House, Old Broad Street, E.C.
1737	1890, Feb. 24	Gudgeon, George Edward	Estate Agency Offices, Winchester, Hants.
433	1876, Mar. 20	Gwyther, Wm. W., F.R.I.B.A.	26, Bedford Row, W.C.
2262	1891, Nov. 4	Habgood, Henry Charles	Witney, Oxfordshire.
347	1874, Mar. 16	Haddock, Roland	Devonshire Chambers, Bishopsgate Street Without, E.C.
1670	A. '89, Dec. 9 / F. '93, Aug. 9	*Hadley, Frank	41, Temple Street, Birmingham.
2523	A. '92, Nov. 28 / F. '96, Oct. 1	*Haigh, Thomas Frederick	2, Friar Lane, Leicester.
2263	1891, Nov. 4	Hale, Raymond Henry	6, Great Queen Street, S.W.
619	1881, May 2	Hall, Ernest	57, Commercial Road, Portsmouth, Hants.
3098	A. '96, Oct. 28 / F. '97, June 28	*Hall, John Herbert	6, South Street, Albert Square, Manchester, and Knutsford, Cheshire.
923	1883, April 16	Hall, Walter	38, Chancery Lane, W.C
1295	A. '86, Jan. 11 / F. '91, June 29	*Hall, William Timothy	College Hill, Shrewsbury.
1189	1884, May 26	Hallett, William Brown.	11, Queen Victoria Street, E.C., and 278, Holloway Road, N.
2803	1895, Sept. 2	Hamilton, Arthur	40, Lower Dominick Street, Dublin.
2804	1895, Sept. 2	Hamilton, Edward Chetwood, Major	Woodstock Estate Offices, Inistioge.
1738	1890, Feb. 24	Hamilton, John.	23 & 24, Wormwood Street, E.C.
3295	1898, Feb. 18	Hamilton, Robert	Lands Valuation Office, Greenock.
3151	1897, Feb. 17	Hammond, Robert William	Royal Engineer Office, Inner Lines, Chatham, Ken
2143	A. '91, May 23 / F. '96, Jan. 6	*Hampton, George Fredk. Wm.	1, Cockspur Street, S.W.
1481	1888, Apr. 30	Hancock, William St. John Hü, F.R.I.B.A.	Hong Kong, China, and 9, King Edward Street E.C.
1687	1890, Jan. 6	Hankinson, Thomas James	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	Hannen, Reginald St. John	The Cottage, Fordingbridge, Salisbury.
892	A. '83, Feb 12 / F. '89, Jan. 14	*†Hansell, Reginald Goddard	5, Lancaster Place, Strand, W.C.
1245	1885, Jan. 26	Hanson, Amos	35, Church Street, St. Helen's, Lancashire.
2266	1891, Nov. 4	Hanson, John H., A.M.I.C.E.	20, Ramsden Street, Huddersfield.
642	1881, Dec. 19	Hardcastle, Frederick Henry Appleton, A.R.I.B.A..	5, Old Queen Street, S.W.
481	A. '77, Mar. 26 / F. '82, Dec. 18	Harding, Edward Ernest	66, Cannon Street, E.C.
643	1881, Dec. 19	Harding, Sidney Longhurst	St. Albans, Herts.
2805	1895, Sept. 2	Hardman, Edward Chambré	14, Molesworth Street, Dublin.
1482	1888, Apr. 30	Hardy, Richard Thomas Ash	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.

† Special Sanitary Science Certificate.

No.	Date of Election and of Transfer.	FELLOWS.	
3	1889, Apr. 1	HARGRAVES, STEPHEN . . .	Brabyns Estate Office, Manor House, Marple Cheshire.
4	1891, May 23	HARLAND, MARCHANT JAMES .	Strafford Road, High Barnet.
07	1891, Mar. 14	HARLE, JOHN JOSEPH . . .	Tortworth Estate Office, Falfield, Gloucester.
37	1891, Nov. 4	HARPUR, WILLIAM, M.I.C.E. .	Town Hall, Cardiff.
96	A. '78, Jan. 28 / F. '83, Nov. 12	HARRINGTON, GEORGE FREDERICK	16, Abchurch Lane, E.C.
90	1883, Dec. 17	HARRIS, JAMES	Winchester, Hants.
89	1897, Oct. 27	*HARRISON, CHARLES	179, Hornington Street, Burton-upon-Trent, Staffordshire.
39	1890, Feb. 24	HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
75	1891, May 23	HARRISON, RICHD. C., F.R.I.B.A.	103, Cannon Street, E.C.
12	1890, May 29	HARSTON, ARTHUR	15, Leadenhall Street, E.C.
96	1898, Feb. 18	HART, PATRICK CAMPBELL, A.M.I.C.E.	134, St. Vincent Street, Glasgow.
64	1899, Feb. 16	HART, JOHN	Cowie Mains, Stonehaven, Kincardineshire.
63	1871, Feb. 27	HART, WILLIAM FREDERICK .	Lambeth Waterworks, Brixton Hill, S.W.
30	1895, Mar. 18	HARTLEY, HENRY	Bristowe Chambers, 8, Harrington Street, Liverpool.
06	1895, Sept. 2	HARVEY, JAMES GEO. MOREWOOD	Northern Bank Buildings, Londonderry.
23	A. '78, Dec. 9 / F. '90, Jan. 6	HARVEY, JOHN JAMES SAYER .	80, Castle Street, Canterbury, Kent.
51	A. '89, Jan. 14 / F. '91, Oct. 15	HASKINS, WILLIAM ALBION . .	12, King's Bench Walk, Temple, E.C.
12	1873, May 19	HASLAM, DRYLAND	Friar Street Chambers, Reading, Berks.
72	A. '89, Dec. 9 / F. '93, Aug. 9	*HASLAM, DRYLAND, JUN. . .	Friar Street Chambers, Reading, Berks
62	A. '83, May 25 / F. '89, Apr. 1	*HASLUCK, LANCELOT GERALD .	Green Hill Park, New Barnet, Herts.
68	1891, Nov. 4	HAWKER, HARRY EDWIN . . .	St. Peter's Chambers, Bournemouth.
72	1888, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
08	1889, Mar. 18	HAWLEY, SIR HENRY MICHAEL, BT.	Tumby Lawn, Boston.
69	1891, Nov. 4	HAYNES, HENRY	Estate Office, Clifton, Nottingham.
13	1888, Dec. 10	HAYTON, JOSEPH WILLIAM . .	9, Bank Street, Carlisle.
76	1891, May 23	HAYTON, PATTINSON	9, Bank Street, Carlisle.
68	A. '91, Jan. 17 / F. '94, Apr. 2	*HAYWARD, FREDERICK GEORGE .	Market Square, Dover, Kent.
44	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
58	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
54	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS.	9, West Street, Hereford.
73	A. '89, Dec. 9 / F. '91, May 25	*HEAD, JOHN GEORGE . . .	7, Upper Baker Street, N.W.
33	1882, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
07	1895, Sept. 2	HEARN, CHARLES RICHARD . .	Armaghroe House, Caledon, Co. Tyrone.
77	A. '94, Oct. 30 / F. '98, Mar. 7	*HEASLER, HOLLAND CHARLES .	Verandah Cottage, Hill Rise, Richmond, Surrey.
70	1891, Nov. 4	HEATH, HENRY	34, Finsbury Pavement, E.C.
92	1882, Jan. 16	HEATON, GEORGE HERBERT .	Endon, near Stoke-upon-Trent, Staffordshire.
17	1881, Apr. 4	HEBBLETHWAITE, LOUIS . .	Conservancy Buildings and Anlaby Road, Hull.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1327	1886, Dec. 6	HEDLEY, JOHN HUNT . . .	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN . .	41, Parliament Street, S.W., and 31A, Colmore Row, Birmingham.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	A. '82, Nov. 13 F. '90, Jan. 6	HENDERSON, HENRY ARTHUR .	48, Finsbury Pavement, E.C.
1328	1886, Dec. 6	HENDRIKS, HENRY	43, Waterloo Street, Birmingham, and 9, Craig's Court, Charing Cross, S.W.
3465	1899, Feb. 16	HENRY, JAMES	Lands Valuation Office, City Chambers, Glasgow
1378	1887, Mar. 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
3039	1896, June 2	*HEFN, SAMUEL	94, St. Mary Street, Cardiff.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR WARWICK	4, Holbein House, Sloane Square, S.W.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES. .	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
2679	A. '94, Oct. 30 F. '95, Dec. 9	*HEWARD, ERNEST JAMES . .	52, Wickham Road, Brockley, S.E.
2808	1895, Sept. 2	HEWSON, GEORGE RAWDON MAURICE	Dromahair, Co. Leitrim.
1715	1890, Feb. 10	HICKMAN, THOMAS	Leaton, near Shrewsbury.
2077	1891, May 23	HICKSON, STEPHEN WESTBY .	Telephone Buildings, 31, Queen Victoria Street, E.C.
1065	1884, Jan. 28	HIGGINS, FREDERIC	Alford, Lincolnshire.
1674	A. '89, Dec. 9 F. '91, May 25	*HIGGINS, GEORGE	12, Finchley Road, St. John's Wood, N.W.
2078	1891, May 23	HILL, THOMAS NELSON . . .	180, Hope Street, Glasgow.
1311	1886, Mar. 22	HILL, WILLIAM BURROUGH .	62, Above Bar, Southampton, Hants.
1303	A. '86, Jan. 25 F. '90, Mar. 24	HILLIARD, GEORGE EDWARD .	Chelmsford, Essex.
1386	1887, Apr. 18	HILTON, JOHN	30, Budge Row, E.C., and 17, Montpelier Row, Blackheath.
2079	1891, May 23	HINCKS, HENRY THORP . .	Wigston Hall, Leicester.
2272	1891, Nov. 4	HINDLE, JOHN	24, Bank Street, Bradford.
2273	1891, Nov. 4	HINDS, HENRY	57, Queen Street, Ramsgate.
671	A. '81, Dec. 19 F. '83, Nov. 12	HINE, GEORGE ERNEST . . .	5, Waterloo Place, S.W.
960	1883, Feb. 26	HINE, GEORGE THOMAS . .	35, Parliament Street, S.W., and Victoria Street, Nottingham.
3782	1890, Apr. 14	HIPPISLEY, EDWIN MAGGS . .	4, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	HIPPISLEY, WILLIAM JOHN . .	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	HITCHCOX, WILLIAM . . .	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	HOBBS, JOHN.	Estate Office, Ashford, Kent.
518	1878, Dec. 9	HOBGEN, FRANCIS NEALE . .	East Street, Chichester.
2080	1891, May 23	HOBGEN, THOMAS CECIL . .	Highleigh, Sidlesham, near Chichester.
888	1883, Feb. 12	HOBSON, FREDERICK WILLIAM.	79, Coleman Street, E.C.
2008	1891, Mar. 14	HOBSON, HARRY	Swinefleet, near Goole, Yorkshire.

Date of Election and of Transfer.	FELLOWS.	
A. '89, Jan. 14 F. '89, Nov. 25	*Hodge, Leonard Percival, A.M.I.C.E.	Surveyor-General, Roseau, Dominica.
1878, Dec. 9	Hodson, George, M.I.C.E.	Loughborough, and Abbey Building, Princes Street, Westminster. S.W.
1895, Sept. 3	Hodson, Gilbert Neville	Hollybrooke, Bray, Co. Wicklow.
1895, Sept. 2	Hodson, Richard Edmond	Coolfadda House, Bandon, Co. Cork.
1891, Nov. 4	Hodson, William	7, Finsbury Square, E.C.
1891, May 23	Hoggarth, Arthur	Kendal, Westmoreland.
1891, May 23	Hoggarth, Edwin	69, Highgate, Kendal, Westmoreland.
1882, Apr. 24	Holbeche, Robert Neville	21, Bennett's Hill, Birmingham.
1874, Nov. 16	Holden, John, F.R.I.B.A.	64, Cross Street, Manchester.
1884, May 5	Holiday, Frederick Dean	Bicester, Oxfordshire.
A. '93, Oct. 4 F. '97, Feb. 8	*Holiday, Percy Cave	Bicester, Oxfordshire.
A. '83, Feb. 12 F. '89, Nov. 11	Holland, Thomas James, Jun.	30, Essex Street, Strand, W.C.
1891, Nov. 4	Hollingsworth, Arthur Augustus	Bishop's House, 1, Bishopsgate Street Without, E.C.
1897, Oct. 27	*Hollis, Walter Dawson	26, Park Row, Leeds.
1891, Nov. 4	Holloway, Harry Hownam	Market Harborough.
1891, Nov. 4	Holman, George Edward	6, King's Bench Walk, Temple, E.C.
1885, Nov. 9	Holme, John	Owlet Ash, Milnthorpe, Westmoreland.
1891, Mar. 14	Holmes, Montagu	33, Paternoster Row, E.C.
1895, Sept. 2	Holmes, William Eden	69, Dann Street, Dublin.
1891, Nov. 4	Holt, George Hy., A.M.I.C.E.	10, Richmond Terrace, Blackburn,
1891, Nov. 4	Homan, Franklin George	147, Eastgate, Rochester, Kent.
A. '89, Feb. 25 F. '97, May 31	*Homan, Hubert Franklin	147, Eastgate, Rochester, Kent.
1890, Feb. 24	Honeyball, Fred Thomas.	Deal, Kent.
1891, May 23	Hood, Hon. Victor Albert Nelson	Sandeman Estate Syndicate, Russell River, Cairns, North Queensland, and 12, Wimpole Street, W.
1896, June 2	*Hood, Walter Richard	37, Walbrook, E.C.
A. '88, Jan. 23 F. '96, Jan. 6	*Hooper, Cecil Henry	Highlands, Swanley, Kent.
A. '84, Feb. 11 F. '89, Jan. 28	Hope, William Elliott	7, East India Avenue, Leadenhall Street, E.C.
1889, Dec. 9	Hopkins, Alfred James	37, Mortimer Street, Cavendish Square, W.
1891, Nov. 4	Hopkinson, Alfred, A.M.I.C.E.	15, Agar Street, Bury, Lancashire.
1891, Mar. 14	Horne, Edmund.	High Street, Hounslow, Middlesex.
1882, Apr. 24	*Horne, William Edgar	85, Gresham Street, E.C., and 19, Great George Street, S.W.
1887, May 9	Hornor, Charles Jared	32, Prince of Wales' Road, Norwich.
1887, May 9	Hornor, Francis	Queen Street, Norwich.
1890, May 29	Horsey, Frederick John Terry	11, Billiter Square, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
174	1869, Feb. 22	HORSFALL, RICHARD . . . . (*Member of Council*)	Post Office Buildings, George Street, Halifax, Yorkshire.
1761	1891, Mar. 10	HORSFALL, RICHARD EDGAR .	Post Office Buildings, George Street, Halifax.
2283	1891, Nov. 4	HORSFIELD, J. NIXON . . .	2, Penrhyn Road, Kingston-on-Thames.
2812	1895, Sept. 2	HOSFORD, EDWARD HENRY POE.	76, George Street, Limerick.
2284	1891, Nov. 4	HOUGHTON, FREDERICK . . .	1, Circus Place, Finsbury Circus, E.C.
2285	1891, Nov. 4	HOUGHTON, JOHN POUNDS . .	26, The Avenue, Kew, and Richmond.
1940	1891, Jan. 17	HOUGHTON, WILLIAM . . .	58, Old Broad Street, E.C.
1587	1889, Feb. 25	HOVENDEN, HENRY EDWARD .	30, Bishopsgate Street Without, E.C
2085	1891, May 23	HOWARD, HARRY	Town Offices, Littlehampton.
3297	1898, Feb. 18	HOWATT, WILLIAM	146, Buchanan Street, Glasgow.
171	A. '69, Feb. 8 / F. '83, Mar. 12	HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
936	1883, Apr. 30	HUDSON, ARTHUR BYRNE . .	17, Godliman Street, E.C.
2086	1891, May 23	HUDSON, EDW. WM., A.R.I.B.A.	76, Fellows Road, N.W., and Hove, Sussex.
1118	1884, Mar. 10	HUDSON, JAMES	Penrith, Cumberland.
1609	1889, Mar. 18	HUGMAN, CHARLES EADY . .	9, Craig's Court, Charing Cross, S.W.
175	1869, Feb. 22	HUMPHREYS, CHARLES . . .	56, Leadenhall Street, E.C.
2816	1895, Sept. 2	HUMPHREYS, DANIEL PEARD .	80, South Mall, Cork.
627	1881, Dec. 5	HUMPHREYS, HENRY . . .	Woodhouse, Loughborough, Leicestershire.
2087	1891, May 23	HUMPHREYS, JOHN HENRY . .	Woodhouse, Loughborough, Leicestershire.
2088	1891, May 23	HUNT, FREDERICK COPE . .	13, Victoria Street, Westminster, S.W.
2287	1891, Nov. 4	HUNT, FRED WM. H., F.R.I.B.A.	30, York Place, Portman Square, W.
353	1874, May 11	HUNT, HENRY ARTHUR . . .	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH	6, Queen Anne's Gate, S.W.
2089	1891, May 23	HUNT, THOMAS	Baldock Street, Ware, Herts.
2813	1895, Sept. 2	HUNT, WILLIAM LEWIS . . .	83, George Street, Limerick.
2817	1895, Sept. 2	HUNT, WILLIAM POWER . .	64, George Street, Limerick.
1941	1891, Jan. 17	HUNTER, CECIL	Cricklewood, Middlesex.
2288	1891, Nov. 4	HURRELL, JOHN WEYMOUTH .	25, Brazennose Street, Manchester.
1016	A. '83, Dec. 19 / F. '91, Jan. 5	HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
326	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE .	The Manor House, Epperstone, Nottingham.
2815	1895, Sept. 2	HUSSEY, MAURICE T. G. . .	Loughglynn House, Castlerea.
2814	1895, Sept. 2	HUSSEY, SAMUEL MURRAY . .	Edenburn, Gortalea, Co. Kerry.
1182	A. '84, May 19 / F. '89, Dec. 9	HUSSEY, ROBERT.	Eastfields, near Lichfield.
2818	1895, Sept. 2	HUTCHINS, SAMUEL NEWBURGH	Ardnagashel, Bantry, Co. Cork.
563	1880, Jan. 19	I'ANSON, EDWARD BLAKEWAY, F.R.I.B.A..	7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY. . .	Broom Leasoe, Whittington, Lichfield.
851	A. '82, Dec. 18 / F. '91, Aug. 4	INGRAM, HENRY LAW . . .	7, Whitehall Place, S.W.
305	A. '73, Feb. 10 / F. '82, Jan. 16	INGRAM, WALTER FIELDE . .	2, St. Andrew's Place, Lewes, and 17, Pre Street, Brighton, Sussex.

Date of Election and of Transfer.	FELLOWS.	
1882, Dec. 18	INMAN, MARSHALL NISBET . .	7, Bedford Row, W.C.
1891, Nov. 4	INMAN, WILLIAM NUTTER . .	126, Maida Vale, W.
1882, Dec. 18	INNOCENT, CHAS. J., F.R.I.B.A.	Sheffield.
1891, Nov. 4	IRELAND, EDWIN BENJAMIN .	Guestwick, East Dereham, Norfolk.
1895, Sept. 2	IRVINE, HY., LIEUT.-COL. . .	Omagh.
1897, Oct. 27	*ISTED, SAMUEL EVELAND . .	Royal Engineer Office, North Camp, Aldershot.
1891, Jan. 17	JACKSON, BENJAMIN WHITEHEAD	7, Rawson Street, Halifax.
1880, Feb. 16	JACKSON, CHARLES	23, Brazennose Street, Manchester.
1891, Jan. 17	JACKSON, SAMUEL	Tanfield Chambers, Bradford.
1887, Dec. 19	JACKSON, WILLIAM TRESS . .	117, High Street, Sittingbourne.
1891, Nov. 4	JAMES, CHRISTIAN HUGH . .	Rudchester, Wylam-on-Tyne.
1895, Sept. 2	JAMESON, ROBT. WILLIAM . .	Estates Office, Foynes, Co. Limerick.
A. '94, Oct. 30 / F. '99, June 22	*JARMAIN, WILLIAM	149, Seven Sisters Road, Finsbury Park, N.
A. '92, Nov. 28 / F. '98, Oct. 3	*JARMAN, FRANK WILMOT . .	4, High Street, Croydon.
1886, Jan. 25	JEANS, MARK.	Marlborough, Wilts.
A. '93, Oct. 4 / F. '95, Nov. 25	*JEFFREE, SYDNEY	9, Southampton Street, Bloomsbury Square, W.C.
A. '95, Oct. 24 / F. '97, May 31	*JENKIN, ARTHUR PEARSE . .	Trewirgie, Redruth, Cornwall.
1891, Nov. 4	JENKINS, OSWALD	57, Colmore Row, Birmingham.
A. '93, Oct. 4 / F. '95, Nov. 25	*JENKINSON, JOHN	1, Princes Street, Westminster, S.W.
A. '97, Feb. 17 / F. '99, Mar. 20	*JENKINSON, WILLIAM ERIC LEIGH	6, Moorgate Street, E.C.
1882, Feb. 13	JENKINSON, WILLIAM WILBERFORCE	6, Moorgate Street, E.C.
A. '94, Oct. 30 / F. '97, Nov. 8	*JENNER, WILLIAM	1, Western Road, Hove, Brighton.
1891, Mar. 14	JENNINGS, WILLIAM JOSEPH .	4, St. Margaret's Street, Canterbury, Kent.
1896, Oct. 28	JEROME, THOMAS STROUD . .	Mandora, Effingham Road, Surbiton, Surrey, and Horse Guards, Whitehall, S.W.
1883, Dec. 17	JEUDWINE, WILLIAM WYNNE .	Chesterfield.
A. '92, Nov. 28 / F. '96, Nov. 23	*JOHNSON, BERNARD MARR . .	9, Whitehall Place, S.W.
A. '83, May 25 / F. '85, Jan. 26	*JOHNSON, HENRY	35, Coleman Street, E.C.
1895, Sept. 2	JOHNSON, JOCELYN OTWAY . .	Kilganon, Enniskerry.
A. '87, Dec. 19 / F. '94, May 28	*JOHNSTON, WALTER HENRY. .	County Offices, Auditors' Department, Preston, Lanc.
1899, Feb. 16	JOHNSTONE, JAMES	Alloway Cottage, Ayr, Ayrshire.
1895, Sept. 2	JOHNSTONE, JOHN BRETT . .	Ballycastle, Co. Antrim.
1891, Nov. 4	JOLLY, JOHN HAWKINS . . .	1, Dalton Terrace, The Mount, York.
A. '88, Feb. 20 / F. '91, May 25	*JONAS, HARRY MARSHALL . .	27, Market Place, Cambridge.
A. '69, Apr. 5 / F. '78, Feb. 25	JONAS, HENRY	23, Pall Mall, S.W.
1868, Jul. 27	JONAS, JOHN CARTER . . .	27, Market Place, Cambridge.
1885, Apr. 20	JONES, CHARLES, M.I.C.E. . .	The Lodge, Culmington Road, Ealing.
1882, Mar. 13	JONES, CHARLES FREDERICK .	Eldon Chambers, 30, Fleet Street, E.C.
A. '96, Oct. 2 / F. '98, Dec. 12	*JONES, ERNEST JOEL . . .	53, Maida Vale, W.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1703	1890, Jan. 27	JONES, FRANCIS WILLIAM . .	2, Frewin Court, Corn Market Street, Oxford.
1619	A. '89, Apr. 1 / F. '91, Dec. 7	*JONES, FREDERICK HERBERT .	Parliament Mansions, Victoria Street, S.W., a 35, The Broadway, Ealing, W.
964	A. '83, May 25 / F. '86, Dec. 6	*†JONES, HENRY ARTHUR . .	49, Bedford Street, Strand, W.C.
1849	1890, Nov. 22	JONES, ISAAC M., A.M.I.C.E. .	The Town Hall, Chester.
678	A. '81, Dec. 19 / F. '91, May 25	JONES, THOMAS	1, Princes Street, Westminster, S.W.
1349	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
2013	1891, Mar. 14	JONES, WILLIAM EDWARD . .	Anglesey Estate Office, Graig, Llanfair, P. Anglesey.
2297	1891, Nov. 4	JOPLING, JOSEPH	Wallington, Surrey.
2298	1891, Nov. 4	JOSELAND, CHARLES	Bank Buildings, Kidderminster.
1467	1888, Mar. 5	JOSEPH, DELISSA, F.R.I.B.A. .	17 and 18, Basinghall Street, E.C.
1106	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
998	1883, Dec. 17	JURD, WILLIAM	23, Portland Street, Southampton.
412	A. '75, Dec. 11 / F. '87, Mar. 23	KAYE, JOHN EDWARD . . .	Bretton Lodge, Wakefield, Yorkshire.
3010	1896, Jan. 21	KEANE, MARCUS	Beech Park, Ennis, Co. Clare.
1190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
580	1880, Nov. 8	KEIRLE, ROBERT, F.R.I.B.A. .	Suffolk House, Laurence Pountney Hill, E.C.
2823	1895, Sept. 2	KELLY, RICHARD HENRY . .	21, The Mall, Waterford.
1904	A. '90, Nov. 22 / F. '92, July 4	*KEMP-SMITH, JAMES FRED. .	Orsett, Essex.
975	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM .	41, Bishopsgate Street Within, E.C., Woodl Green, and Corn Exchange, Romford, Esse
1716	1890, Feb. 10	KENNEDY, JAMES.	25, Bedford Row, W.C.
1191	1884, May 26	KENT, GEORGE EDWARD . .	"Normanhurst," Cavendish Road, Southsea, Ha
2299	1891, Nov. 4	KENWRICK, GEORGE	83, Colmore Row, Birmingham.
2300	1891, Nov. 4	KERL, WILLIAM JAMES . . .	4, Old Jewry, E.C., and Beckenham, Kent.
3332	1898, Oct. 29	*KERRUISH, WILLIAM MALTBY .	21, Athol Street, Douglas, Isle of Man.
1614	1889, Apr. 1	KERSEY, ALEX. H., F.R.I.B.A. .	21, Finsbury Pavement, E.C.
1850	1890, Nov. 22	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
2824	1895, Sept. 2	KINCAID, JAMES STEWART . . (*Member of Council*)	7, Leinster Street, Dublin.
2825	1895, Sept. 2	KINCAID, JOSEPH WESTBY . .	7, Leinster Street, Dublin.
1125	A. '84, Mar. 10 / F. '88, Dec. 10	*KING, ALFRED	7, St. James's Street, S.W.
873	1883, Jan. 29	KING, FRANK HULME . . .	Horsham, Sussex.
1192	1884, May 26	KING, HENRY	Stourbridge, Worcestershire.
2301	1891, Nov. 4	KING, JOHN BUSBY	Albert Park, Abingdon, Berks.
1198	1884, May 26	KING, THOMAS	Pembroke House, Portsmouth, Hants.
191	1869, Mar. 22	KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea, Hants.
808	1882, May 8	KINGSTON, SAMUEL	Spalding, Lincoln.

† Special Sanitary Science Certificate.

Date of Election and of Transfer.	FELLOWS.	
1888, Nov. 26	KIRBY, EDMUND, F.R.I.B.A. .	5, Cook Street, Liverpool.
1898, Feb. 18	KIRKWOOD, CHARLES . . .	67, West Regent Street, Glasgow.
1891, Nov. 4	KITTOW, JOHN	West Holm, Launceston.
1892, Feb. 26	KNIGHT, EDGAR WALSH. . .	Imperial Chambers, 47, Chancery Lane, W.C.
1896, Oct. 28	KNIGHT, HENRY ST. JOHN . .	Royal Engineer Office, Hong Kong, China.
1895, Sept. 2	KNIGHT, MAURICE CHARLES .	Lansdowne, Bray.
{A. '82, Dec. 18 / F. '89, Dec. 9}	KNOWLES, HENRY	Egerton House, The Spa, Gloucester.
1895, Sept. 2	KNOX, ALBERT FREDERIC . .	Estate Office, Ballina.
1895, Sept. 2	KNOX, ALBERT HENRY . . .	Estate Office, Ballina.
1897, Oct. 27	KNOX, ALEXANDER	53, Bothwell Street, Glasgow.
1895, Sept. 2	KNOX, EDWARD ERNEST . . .	8, Milward Terrace, Bray, Ireland.
1895, Sept. 2	KNOX, ERNEST HENRY . . .	Rahins, Ballina.
1895, Sept. 2	KOUGH, THOMAS	Estate Office, Kilkenny.
1891, Nov. 4	LACEY, JOHN TURK	10, Buckingham Street, Strand, W.C.
1899, Feb. 16	LAING, DAVID TAYLOR . . .	20, Bridge Street, Glasgow.
1891, Nov. 4	LAING, JOHN	20, Bridge Street, Glasgow.
{A. '95, Oct. 24 / F. '99, June 26}	*LAKE, CUTHBERT JOSEPH . .	Heage House, Crouch Hill, N.
{A. '95, Oct. 24 / F. '96, Oct. 1}	*LAKIN-SMITH, ERNEST . . .	98, New Street, Birmingham.
{A. '89, Jan. 14 / F. '91, Dec. 7}	*LAMBERT, GODFREY CHARLES .	10, Basinghall Street, E.C.
1891, Nov. 4	LAMMIE, GEORGE	138, Hope Street, Glasgow.
1887, Dec. 5	LANCASTER, CHARLES HOLLAND	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
1891, May 23	LANE, ERNEST LACAN . . .	81, Old Christchurch Road, Bournemouth.
1890, Jan. 6	LANG, CHARLES AUGUSTUS . .	3, King Street, Cheapside, E.C.
{A. '98, Oct. 29 / F. '99, June 26}	*LANG, CHAS. FREDK. DASHWOOD	Vigo House, Weybridge, Surrey.
1882, Feb. 27	LANGRIDGE, GEORGE. . . . (*Member of Council*)	The Broadway, Tunbridge Wells, Kent.
1889, Dec. 9	LARMUTH, GEORGE HORATIO .	Wilton Chambers, 10, St. Ann's Square, Manchester.
1891, Mar. 14	LATTER, HUGH ROBINSON . .	The Town Hall, Bromley, Kent.
1868, Nov. 9	LAURANCE, JOHN	Sexton Barns, Peterboro'.
1884, Feb. 11	LAW, EDMUND, F.R.I.B.A. . .	St. Giles' Square, Northampton.
1890, Feb. 10	LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
1891, May 23	LAWRANCE, WALTER	13, Hart Street, Bloomsbury Square, W.C.
1891, Jan. 17	LAWRENCE, ARTHUR	Great Marlow, Bucks.
1891, Nov. 4	LAWRENCE, PETER	50, Frederick Street, Edinburgh.
{A. '83, Dec. 17 / F. '89, Nov. 11}	LAWRENCE, WILLIAM ROBERT .	57 & 58, Chancery Lane, W.C.
{A. '91, Jan. 17 / F. '95, Mar. 4}	*LEANING, HENRY JOHN . . .	28, John Street, Bedford Row, W.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1461	1888, Feb. 20	LEANING, JOHN	28, John Street, Bedford Row, W.C.
2690	A. '94, Oct. 30 / F. '95, Nov. 25	*LEANING, WILLIAM ARTHUR . .	30, Telford Avenue, Streatham Hill, S.W.
2645	1894, Oct. 30	*LEATHER, GEORGE HERBERT .	Central Bank Chambers, Leeds.
60	A. '68, July 6 / F. '82, May 8	LEE, CHARLES WILLIAMS . .	63, Lincoln's Inn Fields, W.C.
382	1874, Feb. 2	LEE, FREDERICK.	6, Great College Street, S.W.
1354	A. '87, Jan. 10 / F. '93, Nov. 13	*LEE, JOHN WILFRID. . . .	Vestry Hall, Hampstead, N.W.
1610	1889, Mar. 18	LEE, PHILIP SHIRLING . . .	35, Craven Street, W.C., and Oaklands, Woodford, Essex.
2092	1891, May 23	LEE, SYDNEY W., F.R.I.B.A. .	63, Lincoln's Inn Fields, W.C.
1090	1884, Feb. 11	LEE, WILLIAM	143½, High Street, Guildford, Surrey.
2927	1895, Oct. 24	*LEEDER, ERNEST HOLTHAM. .	Craneleigh, Uplands, Swansea.
229	1870, Feb. 7	LEES, JOHN	Reigate, Surrey.
2016	1891, Mar. 14	LEGARD, DIGBY CHARLES . .	Highington Hall, Lincoln.
836	1882, Dec. 18	LEMON, J., M.I.C.E., F.R.I.B.A.	Southampton.
717	1882, Jan. 30	LEPPER, JOHN HARRAGE . .	10, Market Square, Bromley, Kent.
1156	1884, May 5	LE ROSSIGNOL, FRANCIS . .	1, Gresham Buildings, Basinghall Street, E.C.
2832	1895, Sept. 2	L'ESTRANGE, CHRISTOPHER ARTHUR	Estates Office, Sligo.
298	A. '73, Jan. 27 / F. '82, April 24	LERMIT, ALFRED WILLIAM . .	Singapore, Straits Settlement.
1176	1884, May 19	LETHBRIDGE, WALTER . . .	1, Leigham Villas, Plymouth.
1945	1891, Jan. 17	LETTS, THOMAS HOLLINS . .	185, Earl's Court Road, S.W.
647	1881, Dec. 19	LIGHTFOOT, FRANCIS LOWRY .	53, Parliament Street, S.W.
901	1883, Feb. 26	LIGHTFOOT, HENRY LE BLANC, M.A. (*Oxon.*)	Corpus Christi College, Oxford.
1646	1889, Dec. 9	LINAKER, CHARLES EDWARD .	Frodsham, Cheshire.
1405	1887, Dec. 19	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
2310	1891, Nov. 4	LITTLE, WILLIAM	Hutton Hall, Penrith.
949	A. '83, May 21 / F. '88, Apr. 16	LITTLE, WILLIAM DAVIS . .	Middleton Stoney, Bicester, Oxon.
2311	1891, Nov. 4	LITTLEWOOD, LIONEL . . .	49, Doughty Street, W.C.
2093	1891, May 23	LLEWELLIN, DAVID MORGAN .	Glanwern Offices, Pontypool.
2834	1895, Sept. 2	LLOYD, AVERELL	Tamnamore, Moy, Co. Tyrone.
2488	1892, Feb. 26	LLOYD, G. HAMILTON, A.M.I.C.E.	7, St. Mildred's Court, Poultry, E.C.
648	1881, Dec. 19	LOCK, WILLIAM HENRY . . .	Instow, North Devon.
3468	1899, Feb. 16	LOCKHART, PETER	Estate Office, Edenhall, Langwathby, Cumberland, and Blackwood House, Ecclefechan, Dumfriesshire.
2313	1891, Nov. 4	LOFTHOUSE, ROGER . . .	62, Albert Road, Middlesbrough-on-Tees.
393	1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
1164	A. '84, May 5 / F. '91, June 29	LOFTS, HENRY FAIRLAM . .	130, Mount Street, Grosvenor Square, W.

Date of Election and of Transfer.	FELLOWS.	
1899, Feb. 16	LOGAN, JAMES	Coltness, Wishaw, Lanarkshire.
A. '91, Nov. 1 / F. '95, July 8	*LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
1891, Nov. 4	LORING, JOHN	The Cottage, Doddington, Nantwich, Cheshire.
1887, Nov. 14	LOVEGROVE, HENRY, A.R.I.B.A.	Eboracum, Herne Hill, S.E., and 124, High Street, Shoreditch, E.
1890, May 29	LOVEYS, ARTHUR CLAMPITT. .	Moretonhampstead, Devon.
A. '84, Mar. 10 / F. '91, Feb. 16	LOW, ROBERT JOHN	49, Finsbury Pavement, and St. Alban's, Herts.
1882, Feb. 13	LOWE, CHARLES HARLOWE . .	Hampstead Vestry Hall, Haverstock Hill, N.W.
A. '92, Nov. 28 / F. '97, June 28	*LUCAS, JOHN ARCHIBALD . . .	Guildhall Chambers, High Street, Exeter, Devon.
1889, Dec. 9	LUCAS, WILLIAM EDWARD . .	Bexley, Kent.
1890, Feb. 24	LUDLOW, WALTER ROBERT . .	Dorridge, Knowle, Warwick, and 18, New Street, Birmingham.
1891, May 23	LYNAM, CHARLES, F.R.I.B.A. .	Stoke-on-Trent.
1898, Feb. 18	LYONS, FRANCIS OLIVER . .	102, St. Stephen's Green, Dublin.
1890, Feb. 24	LYWOOD, EDWIN	Norman Court, Clatford, Andover, Hants.
1891, Nov. 4	MACCALLUM, ALEXANDER DUNCAN	12, St. Vincent Place, Glasgow.
1899, Feb. 16	MCCALLUM, JAMES	Town Hall, Motherwell, Lanarkshire.
A. '94, Oct. 30 / F. '95, Oct. 1	*MCCARTHY, HENRY ROBERT .	67, Crouch Hill, N.
1896, June 2	M'CLINTOCK, ARTHUR . . .	Downshire Office, Hillsborough, Co. Down.
1895, Sept. 2	MCCLINTOCK, CHARLES EDWARD, LIEUT.-COL.	Glendaragh, Crumlin, Co. Antrim.
1891, Nov. 4	MCCRACKEN, WILLIAM . .	Englesea House, Crewe.
1895, Sept. 2	MCCULLAGH, JAMES W. . . .	Glasslough, Co. Monaghan.
1896, Oct. 28	MCDERMOTT, N. BERNARD, C.E.	Chief Surveyor, War Office, Horse Guards, Whitehall, S.W.
1895, Sept. 2	MCDONALD, ALLAN	Glenarm, Co. Antrim.
1899, Feb. 16	MACDONALD, RANALD . . .	Clung Castle, Aberdeen.
1899, Feb. 16	MACDONALD, RANALD RODERICK	16, Union Terrace, Aberdeen.
1891, May 23	MACDOUGALL, ROBERT . . .	138, West Regent Street, Glasgow.
1891, Nov. 4	MCINTYRE, PETER	Gwydyr Ucha, Llanrwst, North Wales.
1889, Apr. 1	MACIVER, COLIN	23, Bold Street, Warrington.
1899, Feb. 16	MACKAY, WILLIAM	Freswick Estates Office, Thurso, Caithness-shire.
1899, Feb. 16	MACKENZIE, DONALD FALCONER	Estate Office, Mortonhall, Liberton, Midlothian.
1891, Nov. 4	MCKIE, HUGH U., M.I.C.E. .	11, Victoria Street, S.W.
1889, Apr. 29	MCLEAN, DONALD	Dunrobin Estate Office, Golspie, Sutherlandshire
1899, Feb. 16	MACLENNAN, WILLIAM . . .	Grainbank, Kirkwall, Orkney Islands.
1898, Oct. 29	MCMEEKEN, JAMES	57, Bath Street, Glasgow.
1895, Oct. 24	*MACNICOLL, DOUGLAS HENRY .	Derwas, Abergele, Denbighshire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
3476	1899, Feb. 16	MACPHERSON, WILLIAM . . .	Montrose Estates Office, Catter House, Drym Stirlingshire.
2593	A. '93, Oct. 4 / F. '96, Oct. 1	MADDOX, HARRY EDWARD . .	Cottesmore, Gainsborough Gardens, Hampst- Heath, N.W.
2317	1891, Nov. 4	‡MADGE, JOHN.	Somerset House, Chard, Somersetshire.
3012	1896, Jan. 21	MAHON, GEORGE GILBERT . .	The Rent Office, Ahascragh, Co. Galway.
3179	1897, Oct. 27	MAKINS, WILLIAM ALEXANDER .	79, West Regent Street, Glasgow.
2318	1891, Nov. 4	MALLETT, WILLIAM ROBERT .	35, Great St. Helen's, E.C.
161	1869, Jan. 25	MANN, CHARLES JOHN . . .	29, Great George Street, S.W.
2319	1891, Nov. 4	MANN, JABEZ, A.M.I.C.E. . .	Sevenoaks, Kent.
1784	1890, Apr. 14	MANN, JAMES BAGSHAW. . .	12, Lower Grosvenor Place, S.W.
1551	A. '89, Jan. 14 / F. '93, Feb. 6	*MANN, ROBERT BAGSHAW . .	29, Great George Street, S.W.
1946	1891, Jan. 17	MANNERS, HENRY ALFRED . .	Buckminster Park, near Grantham.
1616	1889, Apr. 1	MARGEREson, CHARLES FREDERIC	New Square, Chesterfield.
1362	1887, Jan. 24	MARGETTS, JOHN WILLIAM . .	12, High Street, Warwick.
1947	1891, Jan. 17	MARKS, HYMAN	19, Ludgate Hill, E.C.
2839	1895, Sept. 2	MARMION, THOMAS HENRY . .	Estates Office, Cappoquin.
192	1869, Mar. 22	MARR, JAMES	8, Adam Street, Adelphi, W.C.
470	A. '77, Jan. 15 / F. '89, Dec. 9	MARRIOTT, GEORGE WHARTON .	35, Egerton Crescent, S.W.
626	A. '81, Nov. 14 / F. '84, Nov. 24	MARSHALL, LIONEL HASLER .	Chippenham, Wilts.
1785	1890, Apr. 14	MARSHALL, PETER	3, Hartshead, Sheffield.
2097	1891, May 23	MARSON, THOMAS	Higham, Hinckley, and Leicester.
2631	A. '94, Feb. 23 / F. '97, Oct. 4	*MARTIN, ALFRED JOHN . . .	16, Duke Street, Chelmsford, Essex.
976	1883, Nov. 12	MARTIN, GEORGE DENNIS . .	3, Pall Mall East, S.W.
434	1876, Mar. 20	MARTIN, GILSON	Chatsworth, Chesterfield.
1555	A. '89, Jan. 14 / F. '96, Jan. 6	*MARTIN, HEBER GAMBLING. .	Littleport, Isle of Ely.
364	1875, Jan. 4	MARTIN, HOWARD . . . . (*Member of Council*)	27, Chancery Lane, W.C., and Bolney Grar Havelock Road, Croydon.
649	1889 Dec. 9	MARTIN, ROBERT FREWEN . .	Mountsorrel, Loughborough.
2595	A. 93, Oct. 4 / F. 98, Mar 21	*MARTIN, SAMUEL	27, Chancery Lane, W.C.
1533	A. '88, Dec. 10 / F '92, July 4	*‡MARTIN, THOMAS	Hampden House, N.W.
1589	1889, Feb. 25	MARVIN, ALBERT EDWARD . .	Marl Hill, Carisbrooke, Isle of Wight.
3478	1899, Feb. 16	MARWICK, THOMAS PURVES. .	43, York Place, Edinburgh.
1598	1889, Mar. 4	MASON, CHARLES.	Westgate, Louth, Lincolnshire.
1091	1884, Feb. 11	MASON, WILLIAM ARTHUR . .	31A, Colmore Row, Birmingham.
1288	A. '85, Dec. 7 / F. '88, Nov. 12	*MASSIE, FRANK, A.M.I.C.E. .	Tetley House, Kirkgate, Wakefield.
696	1882, Jan. 16	MASTERMAN, GEORGE HUGHES .	35, Coleman Street, E.C.

‡ Special Forestry Certificate.

pp.	Date of Election and of Transfer.	FELLOWS.	
44	1883. Dec. 17	MATHEWS, GEORGE SPENCER, M.A. (*Cantab.*)	15, Waterloo Street. Birmingham.
75	1883. Dec. 17	MATHEWS, JOSEPH D., F.R.I.B.A.	11, Dowgate Hill, E.C.
76	A. '93, Oct. 4 F. '96, Apr. 13	*MATHEWS, LEWIS OSLER, M.A. (*Cantab.*)	15, Waterloo Street, Birmingham.
99	1868. Jun. 15	MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham
00	1895, Sept. 2	MAUDE, ANTHONY FRITZ . .	Drumadreary, Irvinestown, Co. Fermanagh.
02	1895, Sept. 2	MAUDE, CHRISTOPHER HUGH .	Lenaghan, Enniskillen, Co. Fermanagh.
01	1895, Sept. 2	MAUDE, MAURICE CEELEY . .	Lenaghan, Enniskillen, Co. Fermanagh.
03	1895, Sept. 2	MAUNSELL, RICHARD EDWARD .	9, Ely Place, Dublin.
85	A. '87, Jan. 10 F. '90, Jan. 6	*MAXWELL, FRANCIS WILLIAM .	41, Corporation Street, Manchester.
94	1895, Sept. 2	MAXWELL, HENRY PERCEVAL .	Old Bank House, Cahir, Co. Tipperary.
93	1898, Oct. 29	*MAXWELL, JOSEPH ARCHIBALD .	South Bar, Banbury, Oxon.
98	1897, Oct. 27	MAY, FRANCIS JOHN CHARLES .	Town Hall, Brighton, Sussex.
90	1891. Nov. 4	MAY, THOMAS HENRY . . .	Haslin House, Harpur Hill, Buxton, Derbyshire.
88	1891, Jan. 17	MEADE, T. DE COURCY, M.I.C.E.	The Town Hall, Manchester,
91	A. '92, Nov. 28 F. '93, Aug. 9	*MELLENFIELD, JAMES HENRY .	517, Hackney Road, N.E.
83	1891, May 23	MELLER, WILLIAM GALLOWAY .	22, Cooper Street, Manchester.
92	1879, Dec. 8	MELLERSH, ALFRED WILLIAM .	Godalming, Surrey.
89	1891, Jan. 17	MELLOR, THOMAS HENRY . .	1, Laurence Pountney Hill, E.C.
99	1887, Mar. 7	MENZIES, WILLIAM	Golspie, Englefield Green, Surrey.
95	A. '94, Oct. 30 F. '97, June 28	*MERCER, CHARLES EDWARD .	Estate Office, S.E. Railway, Tooley Street, London Bridge Station, S.E.
92	A. '91, Jan. 17 F. '94, Dec. 10	*MERRY, ARTHUR WALKER .	Bridge Street, Leighton Buzzard.
90	1891, May 23	MERRY, THOMAS	2, Guildhall Road, Northampton.
96	1894. Oct. 30	*MESSENGER, HENRY. . . .	77, Chancery Lane, W.C.
82	1882, Feb. 27	MESSENGER, WILLIAM HARRY .	Town Hall Chambers, Guildford, Surrey.
84	1884, Dec. 8	*‡MICHELMORE, ALFRED . .	Berry Pomeroy Estate Office, Totnes, Devon.
	1888, Nov. 12	MIDDLETON, REGINALD EMPSON	17, Victoria Street, S.W.
	1891, Nov. 4	MIGOTTI, ALPHONZO, A.R.I.B.A.	4, St. George's Mansions, Red Lion Square, W.C.
	1882, Jan. 16	MILLAR, CHARLES WILLIAM . .	14, Grafton Street, W.
	1891, Nov. 4	MILLAR, WILLIAM GALT . .	10, High Street, Reading.
	1891, Nov. 4	MILLARD, EDWARD	47, Finsbury Circus, E.C.
	1896, Oct. 28	*MILLER, JOHN EZRA, A.M.I.C.E.	12, Belle Vue Road, Sunderland.
	1884, May 19	MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
	1885, Feb. 22	MILLS, WILLIAM EDWARD . .	49, Hamilton Square, Birkenhead.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2328	1891, Nov. 4	MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
1950	1891, Jan. 17	MILNES, ELI	99, Swan Arcade, Bradford.
2463	A. '91, Nov. 4 / F. '92, Oct. 12	*MITCHELL, GEORGE SHARMAN .	Upper Adhurst, Petersfield, Hants.
1232	A. '84, Dec. 8 / F. '90, Nov. 10	*MIXER, EDWARD	44, Charing Cross, S.W.
1718	1890, Feb. 10	MONCKTON, HRY. P., F.R.I.B.A.	32, Walbrook, E.C.
2330	1891, Nov. 4	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A. . .	Broadway House, The Broadway, Walha Green, S.W.
1951	1891, Jan. 17	MONTAGU, HENRY HAVELOCK .	36, Coleman Street, E.C.
1771	1890, Mar. 24	MOODY, THOMAS	20, Cockspur Street, S.W.
1576	1889, Feb. 11	MOORE, ALFRED	144, Mile End Road, E., and 7, Leadenh Street, E.C.
2100	1891, May 23	MOORE, ALGERNON	Bridge Road, East Molesey, Surrey.
1165	A. '84, May 5 / F. '88, May 14	*MOORE, HAROLD EDWARD . .	41, Bedford Row, W.C.
2331	1891, Nov. 4	MORGAN, BENJAMIN BRAUFORD.	6, Bank Street, Norwich.
1772	1890, Mar. 24	MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts, and 2 Bridlesmith Gate, Nottingham.
1443	1888, Jan. 23	MORRIS, EDWARD HENRY . .	Chirbury, Salop.
2101	1891, May 23	MORRIS, GEORGE FIELD . .	67 and 68, Cheapside, E.C.
2332	1891, Nov. 4	MORRIS, HAROLD GEORGE . .	67 and 68, Cheapside, E.C.
1119	1884, Mar. 10	MORRIS, HERBERT	Lewes, Sussex.
2538	A. '92, Nov. 28 / F. '94, Oct. 10	*MORRIS, RICHARD PERCIVAL .	41, Ridge Road, Stroud Green, N.
1127	A. '84, Mar. 10 / F. '91, Jan. 5	MOSS, THOMAS WALTER . . .	7, Gray's Inn Place, Gray's Inn, W.C.
1895	A. '90, Nov. 22 / F. '93, Apr. 10	*MOULD, GRAHAM HARLEY . .	25, Great James Street, Bedford Row, W.C.
3065	1896, Oct. 28	MOXON, HERBERT WILLIAM .	Horse Guards, Whitehall, S.W.
965	A. '83, May 25 / F. '91, Oct. 15	MOYES, JOHN HELENUS . .	66, St. Andrew's Street, Cambridge.
2145	A. '91, May 23 / F. '92, May 30	*MÜLLER, JOHN J., A.R.I.B.A. .	19, Bedford Road, Crouch End, N.
2017	1891, Mar. 14	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
2334	1891, Nov. 4	MUNDY, THOMAS E., A.R.I.B.A.	12, Buckingham Street, Adelphi, W.C.
2335	1891, Nov. 4	MUNRO, DANIEL	39, Hope Street, Glasgow.
705	1882, Feb. 27	MUNRO, PHILIP	2, St. Stephen's Chambers, New Baldwin Str Bristol.
3325	1898, Oct. 29	MURDOCK, ROBERT	91, Maxwell Road, Glasgow.
2845	1895, Sept. 2	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
1406	1887, Dec. 19	MURRAY, GILBERT	Orchardlee, Girvan, Ayrshire.
3479	1899, Feb. 16	MURRAY, JOHN CAMPBELL . .	Pollock Estate Office, 53, Bothwell Str Glasgow.
3480	1899, Feb. 16	MURRAY, JOSEPH	Camperdown Estates Office, Dryburgh, Loc Forfarshire.
1952	1891, Jan. 17	MURRAY, WILLIAM	School Board Offices, Victoria Embankment, V
3481	1899, Feb. 16	MURRAY, WILLIAM WATSON .	Catter House, Drymen, Stirlingshire.

Date of Election and of Transfer.	FELLOWS.	
1882, May 8	MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
1891, Nov. 4	MYRES, JOHN JAMES, A.M.I.C.E.	15, Chapel Street, Preston.
1889, Feb. 25	NAPIER, HENRY BURROUGHES .	Chippenham, Wilts.
A. '69, Jan. 25 / F. '82, Mar. 13	NASH, ALFRED JAMES . . .	Farnham, Surrey.
1891, Mar. 14	NEALE, GEORGE JAMES . . .	13, Lowndes Street, Belgravia, S.W.
1879, Feb. 3	NEAME, FREDERICK	Macknade, Faversham, Kent.
1882, Apr. 24	NEATE, ARTHUR WEBB . . .	Albion House, Newbury, Berks, and Hungerford.
1891, Nov. 4	NEVETT, FRANCIS WALTER . .	34, Brackenbury Road, Preston.
1889, Dec. 9	NEVETT, THOMAS	41, Fishergate, Preston, Lancashire.
1891, May 23	NEW, EDW. VORLEY, A.R.I.B.A.	62, George Street, Portman Square, W.
1890, Feb. 10	NEWILL, ROBERT HENRY . .	Lydbury North, Shropshire.
1885, Dec. 7	NEWMAN, ARTHUR H., F.R.I.B.A.	19A, Tooley Street, London Bridge, S.E.
A. '82, Dec. 18 / F. '89, Nov. 11	NEWMAN, CHARLES HENRY . .	34, Savile Row, W.
1872, Dec. 9	NEWMAN, FRANCIS	Ryde, Isle of Wight.
A. '92, Nov. 28 / F. '94, Oct. 10	*NEWMAN, SAMUEL FRANK . .	33 and 34, Savile Row, W.
1891, Nov. 4	NEWMAN, THOMAS HARRY . .	Rayne, Essex.
A. '80, Jan. 19 / F. '86, Apl. 13	NEWMARCH, HENRY CHARLES .	61, Lincoln's Inn Fields, W.C.
1895, Sept. 2	NEWPORT, GEORGE BELLINGHAM	Rockview, Inistioge, Co. Kilkenny.
1882, Feb. 13	NEWSON, HARRY CARSS . . .	57, Lincoln's Inn Fields, W.C.
A. '96, Oct. 28 / F. '99, Mar. 20	*NEWTON, EDWIN BENNETT BRIERLEY	29, Maida Hill, W.
A. '83, Dec. 17 / F. '89, Nov. 11	NEWTON, THOMAS EDWIN . .	45, Jewry Street, Winchester.
1891, Nov. 4	NICHOLSON, THOS. C., F.R.I.B.A.	Blaydon-on-Tyne, and 24, Grainger Street West, Newcastle-on-Tyne.
1891, Nov. 4	NICHOLSON, WILLIAM ABERNETHY	105, Cheapside, E.C.
1892, Feb. 26	NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
1875, Apr. 26	NOCKOLDS, MARTIN	Saffron Walden, Essex.
1885, Mar. 23	NOEL, BYRON BRUCE . . .	Ockham, Ripley, Surrey.
1876, Mar. 20	NORMAN, JAMES MAURICE . .	Uxbridge, Middlesex.
1890, Feb. 10	NORMAN, WILLIAM HORACE . .	34, Great George Street, S.W.
A '78, Feb. 11 / F. '90, Mar. 10	NORRIS, WALTER HENRY . .	60, Fore Street, Hertford.
1868, Jul. 20	NORTH, GEORGE	Palace Chambers, 9, Bridge Street, S.W.
1883, May 25	*NORTH, GEORGE FREDERIC . .	Stratfield Saye, Mortimer, Berks.
1889, Jan. 28	NORTHCROFT, HENRY . . .	8, St. Martin's Place, Charing Cross, W.C.
1891, Mar. 14	NORTON, THOMAS HERBERT .	7, Whitehall Place, S.W.
1871, Feb. 13	NOTLEY, RICHARD A. . . .	80, Cornhill, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
698	1882, Jan. 16	NOTLEY, ROBERT PLEDGE, F.R.I.B.A.	35, Bucklersbury, E.C.
676	A. '81, Dec. 19 / F. '87, Feb. 7	NOTTAGE, WILLIAM GRIGGS .	7, Devonshire Road, Bexhill-on-Sea, Sussex.
2847	1895, Sept. 2	NUNN, WILLIAM BOLTON . .	George Street, Wexford, and Castlebridge.
2978	A. '95, Oct. 24 / F. '98, May 2	*NUTTALL, HERBERT	20, Market Street, Bury, Lancashire.
1763	1890, Mar. 10	NUTTALL, THOMAS	20, Market Street, Bury, Lancashire.
2465	A. '91, Nov. 4 / F. '94, Oct. 10	*OAKLEY, CHRISTOPHER PERCIVAL	10, Waterloo Place, S.W.
2020	1891, Mar. 14	OAKLEY, EDWARD BENJAMIN .	Westville, Parkstone, Dorset.
1875	A. '91, Jan. 17 / F. '92, Dec. 5	*OAKLEY, JOHN HUBERT . . .	10, Waterloo Place, S.W.
1976	A. '91, Jan. 17 / F. '94, Jan. 22	*OGDEN, MICHAEL GUY . . .	80, Coleman Street, E.C., and 4, High Str Wimbledon, S.W.
1468	1888, Mar. 5	OLDROYD, LINLEY	5, Oxford Place, Leeds.
2341	1891, Nov. 4	OLIPHANT, GEORGE A. J. . .	Chatley House, Norton St. Philip, near Bath.
2342	1891, Nov. 4	OLIVER, CHARLES EDWARD . .	Selby Lodge, Consett, Co. Durham.
1306	1886, Feb. 22	ORGILL, JOHN BERWICK . .	21, Hart Street, Bloomsbury Square, W.C.
2343	1891, Nov. 4	ORR, CECIL, A.R.I.B.A. . .	1, Suffolk Street, Dublin.
2849	1895, Sept. 2	OSBORNE, CHARLES W. . . .	Rosnaree, Slane, Co. Meath.
3051	A. '96, June 2 / F. '99, June 26	*OSENTON, CHARLES	Ashtead and Leatherhead, Surrey.
1896	A. '90, Nov. 22 / F. '92, Nov. 14	*OSENTON, GEORGE, JUN. . .	Oxted, Surrey.
1851	1890, Nov. 22	OSMOND, EDWARD	Oakford, Upton Pyne, Devon.
2850	1895, Sept. 2	OWEN, ARTHUR JOHN . . .	Shanvaghey, Ballacolla, Queen's County.
1721	1890, Feb. 10	OWEN, HENRY	Dana Chambers, Shrewsbury.
2344	1891, Nov. 4	OWEN, RICHARD NEWSHAM . .	Haughton, Tarporley.
1098	A. 84, Feb. 11 / F. '90, Jan. 6	OWEN, THOMAS HENRY RULE .	High Street, Haverfordwest, Pembrokeshire.
183	1869, Mar. 8	OWEN, THOMAS RULE . . .	High Street, Haverfordwest, Pembrokeshire.
1628	1889, Nov. 11	OWEN, WILLIAM SCOTT. . .	Cefngwifed, near Newtown, Montgomeryshir
2021	1891, Mar. 14	PAGE, GEORGE FREDERICK . .	Eagle Chambers, Kingston-on-Thames.
1042	1884, Jan. 14	PAGE, ROBERT, F.R.I.B.A. . .	9, Denman Street, London Bridge, S.E.
2702	A. '94, Oct. 30 / F. '98, Jan. 24	*PAGE, STANLEY HATCH . . .	1, Harbour Street, Ramsgate, Kent.
406	A. '75, Nov. 8 / F. '81, April 4	PAIN, COARD SQUAREY . . .	14, North John Street, Liverpool.
2601	A. '93, Oct. 4 / F. '97, June 28	*PAIN, GEORGE LLOYD . . .	35, Bedford Street, Woburn, Beds.
966	A. '83, May 25 / F. '94, Oct. 10	*PAIN, JAMES	St. Mary's Street, Ely, Cambridgeshire.
2345	1891, Nov. 4	PAIN, WILLIAM, F.R.I.B.A.. .	63, Lincoln's Inn Fields, W.C.
2346	1891, Nov. 4	PAINE, EDWARD JABEZ . . .	11, Great James Street, Bedford Row, W.C.
1535	A. '88, Dec. 10 / F. '92, Oct. 12	*‡PALAMOUNTAIN, JOSEPH WM. .	Cloverley Estate Office, Whitchurch, Salop.

‡ Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	
1890, May 29	PARK, PHILIP SAMUEL . . .	The Oaks, Penwortham, Preston, Lancashire.
1886, May 3	PARK, WILLIAM PHILIP. . .	18, Winckley Street, Preston, Lancashire.
1887, Mar. 21	PARKER, CHARLES ALFRED .	21, Finsbury Circus, E.C., and Woodham Mortimer Place, Maldon, Essex.
1885, May 18	PARKER, JOHN, A.M.I.C.E. . .	Mansion House, Hereford.
1891, Nov. 4	PARKER, STANLEY	427, Edgware Road, W.
A. '80, Jan. 19 / F. '88, Jan. 9	PARKER, THE HON. CECIL THOMAS	Eccleston, Chester.
1890, Nov. 22	PARKER, WILLIAM HENRY . .	3, Foregate Street, Worcester.
A. '81, Dec. 5 / F. '84, Nov. 24	PARKIN, JOHN ROBT., A.M.I.C.E.	Idridgehay, near Derby.
1890, Nov. 22	PARKIN, WILLIAM	Babworth, Retford, Notts.
1883, Jan. 15	PARMETER, FRANK	Middle Lees, Clitheroe, Lancashire.
1891, May 23	PARNACOTT, ALFRED. . . .	93, York Road, Westminster Bridge Road, S.E., and The Ferns, Laurel Grove, Penge, S.E.
1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
1891, Mar. 14	PARR, SAMUEL GEORGE . . .	New Broad Street House, E.C.
A. '89, Dec. 9 / F. '93, Nov. 13	*PARRIS, CHARLES JOHN . . .	Groombridge, Sussex.
1896, June 2	*PARRY, JOSEPH WM., A.M.I.C.E.	19, Southmoor Road, Oxford.
A. 87, Dec. 19 / F. '91, Mar. 16	*PARRY, RICHARD, A.M.I.C.E. .	27, Great George Street, S.W.
1888, Nov. 26	PARSONS, FRANK DONISTHORPE.	Misterton, Crewkerne, Somerset.
1890, Nov. 22	PARSONS, FREDERICK CECIL .	163, North Street, and 9, Marine Parade, Brighton.
1890, Mar. 10	PARSONS, HENRY JOHN DONNE.	Bampfylde House, Exeter.
A. '83, May 25 / F. '88, Dec. 10	PARSONS, ROBERT MAURICE PETERS.	Misterton, Crewkerne, Somerset.
A. '90, Nov. 22 / F. '94, Oct. 10	*PARTRIDGE, EDWARD JOHN . .	Bank Chambers, 39, George Street, Richmond, Surrey, and 50, Lincoln's Inn Fields, W.C.
1890, Feb. 24	PATERSON, CHARLES. . . .	Canford Estate Office, Wimborne, Dorsetshire.
A. '96, Oct. 28 / F. '99, Mar. 20	*PATCH, SHIRLEY HUTCHINS .	The Chestnuts, Havelock Road, Addiscombe.
1881, Jan. 24	PATTISSON, JACOB LUARD, C.B..	Claremont Lodge, Cobham, Surrey.
A. '83, May 25 / F. '88, May 14	*PAULL, ALAN	6, Quality Court, Chancery Lane, W.C.
1880, Dec. 13	PAYNE, ALEXANDER, F.R.I.B.A.	Norfolk House, Victoria Embankment, W.C.
1882, Jan. 30	PAYNE, FREDERICK	10, Market Square, Bromley, Kent.
A. '93, Oct. 4 / F. '98, Jan. 24	*PEARCE, FRED W.	Surveyor's Office, Town Hall, Twickenham.
1891, Nov. 4	PEARD, JOHN GRIGG . . .	North Curry, near Taunton.
1891, Nov. 4	PEARSE, WILLIAM	Stoliford, Modbury, Devon.
1891, Nov. 4	PEARSON, ALFRED, A.M.I.C.E. .	Estate Offices, Dukinfield.
A. '95, Oct. 24 / F. '96, Oct. 1	*PEARSON, HARRY JOHN . . .	Architectural Department, Local Government Board, Whitehall, S.W.
A. '93, Oct. 4 / F. '98, Jan. 10	*PEARSON, HOWARD	Stoughton, Leicester.
1885, May 18	PECK, WILLIAM ROLAND. . .	1, Cockspur Street, S.W.
1891, Nov. 4	PEIRSON, GEORGE BRODRICK .	Baldersby, S.O., Yorkshire.
1891, Nov. 4	PEIRSON, HENRY THOMAS . .	Brancepeth, Co. Durham.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2105	1891, May 23	PELLS, ARTHUR	Beccles and Lowestoft.
1651	1889, Dec. 9	PEMBERTON, CHARLES OLIVER PAGET	69, Temple Row, Birmingham.
21	1868, Jun. 15	PENFOLD, JOHN W., F.R.I.B.A. *(Honorary Secretary)*	30, Great George Street, S.W.
2852	1895, Sept. 2	PENROSE, JAMES EDWARD . .	Estate Office, Lismore Castle, Lismore.
3013	1896, Jan. 21	PENROSE, WILLIAM ROBERT .	Estate Office, Rose Lane, Waterford.
452	1876, May 8	PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neots.
2855	1891, Nov. 4	PERKINS, JOSEPH	Laughton, Rugby.
1341	A. '86, Dec. 6; F. '91, May 25	*PERKINS, WALTER FRANK . .	Portswood House, Southampton, Hants.
2106	1891, May 23	PERRIAM, ALFRED JOSEPH . .	43, Cannon Street, E.C.
2856	1891, Nov. 4	PETHER, HARRY	8, Craig's Court, Charing Cross, S.W.
252	1885, Feb. 9	*PETO, JAMES WINDER . . .	6, Market Place, Reading, Berks.
428	1876, Feb. 21	PHILLIPS, FREDERICK HAMILTON	Beechcroft, Temple Ewell, near Dover, Kent.
3164	A. '97, Feb. 17; F. '97, Dec. 6	*PHILLIPS, WILLIAM	108, St. Mary Street, Cardiff.
1652	1889, Dec. 9	PHILLIPS, WILLIAM EDWIN. .	Eagle Chambers, Kingston-on-Thames.
1043	1884, Jan. 14	PICKERING, WILLIAM CLOVES .	Rhewl House, Mostyn, Flintshire.
2857	1891, Nov. 4	PIERCY, HENRY ONSLOW . .	The Elms, Lowthorpe.
1617	1889, Apr. 1	PIERSON, CHARLES	29, Cooper Street, Manchester.
968	A. '83, May 25; F. '86, Dec. 6	*†PILDITCH, PHILIP EDWARD .	2, Pall Mall East, Charing Cross, S.W., and Weybridge, Surrey.
1704	1890, Jan. 27	PINKS, EDWIN CHARLES . .	45, Parliament Street, S.W.
3119	A. '96, Oct. 28; F. '97, Oct. 4	*PINNEY, FREDERICK WYLDBORE DIGBY	6, Waterloo Street, Birmingham.
2023	1891, Mar. 14	POPPLE, JOHN	19, St. Hilda's Terrace, Whitby.
2859	1891, Nov. 4	PORTER, JOHN MERRY . . .	The Estate Office, Colwyn Bay, N. Wales.
2860	1891, Nov. 4	POSTON, HENRY	39, Lombard Street, E.C.
1977	A. '91, Jan. 17; F. '94, Nov. 12	*POTTER, HERBERT GEORGE . .	28, Roslyn Hill, Hampstead, N.W.
2861	1891, Nov. 4	POTTS, JAMES	Stanbeck, Workington, Cumberland.
224	1870, Jan. 24	POUNDLEY, JOHN EDWARD . .	Kerry, Newtown, Montgomeryshire.
2707	A. '94, Oct. 30; F. '98, Oct. 3	*POWELL, CHARLES REGINALD EVENDEN	Okehampton Park Estate Office, Okehampton, Devon.
487	1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
1856	1890, Nov. 22	POWELL, FREDERICK ATKINSON, F.R.I.B.A.	344, Kennington Park Road, S.E., and Agincourt Square, Monmouth.
1022	A. '83, Dec. 17; F. '91, Mar. 16	POWELL, HUBERT JOHN . . .	Hill Lodge, Lewes, Sussex.
342	A. '74, Feb. 16; F. '80, Nov. 22	POWELL, REGINALD HENRY . .	St. Swithun's Lane, High Street, Lewes, Sussex.
3033	1896, June 2	POWELL, ROBERT	Westport, Co. Mayo.
2543	A. '92, Nov. 28; F. '96, June 26	*PRALL, HERBERT ALEXANDER .	Martin's Bank Chambers, Dartford, and 150, Eastgate, Rochester, Kent.
1900	A. '90, Nov. 27; F. '96, June 26	*PRALL, HERBERT EDWARD . .	150, Eastgate, Rochester, and Martin's Bank Chambers, Dartford, Kent.

† Special Sanitary Science Certificate.

Date of Election and of Transfer.	FELLOWS.	
1891, Nov. 4	PREEDY, FREDERIC	Caldecote, St. Neots, Huntingdonshire.
A. '88, Dec. 10 / F. '92, Dec. 5	*PRESTON, SAMUEL DAVID . .	Vestry Hall, Camberwell, S.E.
1890, Apr. 14	PRICE, FRANCIS HOLBORROW GLYNN	Longlands Place, Swansea, Glamorganshire.
1891, Nov. 4	PRICE, JOHN, A.M.I.C.E. . .	City Surveyor's Office, The Council House, Birmingham.
A. '92, Nov. 28 / F. '95, Nov. 1	*PRICE, RICHARD ARNOLD . .	340, Balham High Road, Upper Tooting, and 2, Clapham Park Road, S.W.
1891, May 23	PRIDMORE, ALBERT EDWARD .	2, Broad Street Buildings, E.C., and 28, High Street, Watford, Herts.
1890, Nov. 22	PRIDMORE, ARTHUR STIRLING .	140, Junction Road, N.
A. '96, Oct. 28 / F. '99, Mar. 20	*PRITCHARD, HERBERT ALFRED .	14, Warwick Road, Earl's Court, S.W.
1890, May 29	PRITCHETT, ELLIS HERBERT .	Regent Circus, Swindon, Wilts.
1891, Nov. 4	PROTHEROE, WILLIAM HENRY .	67 and 68, Cheapside, E.C.
1885, Nov. 9	PUNCHARD, FREDERICK . . .	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
A. '90, Jan. 6 / F. '95, Feb. 18	*PUNCHARD, FREDERICK BURT .	Enville Estate Office, near Stourbridge.
1895, Sept. 2	PURCELL, WILLS W. . . .	Dromore, Mallow.
A. '84, Jan. 28 / F. '89, Jan. 28	PURCHASE, EDWARD KEYNES .	Mansion House Chambers, 11, Queen Victoria Street, E.C.
1898, Feb. 18	PURDIE, ANTHONY	241, West George Street, Glasgow.
1890, Nov. 22	PURVES, PETER	Huntingdon, and 45, Lincoln's Inn Fields, W.C.
A. '95, Oct. 24 / F. '97, Jan. 11	*PURVIS, CHARLES JAMES . .	57, Ommaney Road, New Cross, S.E.
1884, Dec. 8	PYM, GEORGE EDWIN . . .	Doods. Reigate, Surrey.
1895, Sept. 2	QUIN, RICHARD	9, Crosthwaite Park West, Kingstown, Ireland.
1895, Sept. 2	QUIN, WILLIAM THOMAS CUFFE	Kilbeggan, Co. Westmeath.
1891, Jan. 17	RADFORD, WILLIAM HAROLD .	County Offices, Preston, Lancashire.
A. '94, Feb. 23 / F. 96, Oct. 1	*RAFFETY, HERBERT WILLIAM .	71, Temple Row, Birmingham, and Leek Wootton, Warwick.
1888, Feb. 20	RAIKES, COLONEL GEORGE WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
1891, Mar. 14	RANDALL, RICHARD	Royal Engineers' Office, Curragh Camp, Ireland.
91, Nov. 4	RANSFORD, BENJAMIN HERBERT	14, Bennett Street, Bath.
1896, Oct. 28	RAVES, BERTRAM ADAMS, A.M.I.C.E.,	Royal Engineer Office, Valletta, Malta.
1883, Feb. 26	RAWLENCE, ERNEST ALFRED .	Newlands, Salisbury.
1891, Mar. 14	RAWLENCE, JAMES EDWARD . .	The Canal, Salisbury, Wilts.
1890, Nov. 22	RAWLINS, HY. ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
1891, Nov. 4	RAWLINS, WILLIAM	Kent Fire Office, Maidstone, Kent.
1868, Oct. 26	RAYNBIRD, HUGH EDWARD . .	Basingstoke, Hants.
1888, Dec. 10	REA, JOHN MARCUS BEAUMONT.	8, Winckley Street, Preston, and Lytham, Lancashire.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
3329	1898, Oct. 29	REA, JOHN TODD	Royal Engineer Office, Curragh Camp, Co. Kildare, Ireland.
1139	1884, Apr. 21	READ, GEORGE HUNTLY . .	27, Albany Street, N.W.
2109	1891, May 23	REBBECK, EDWARD WISE . .	Stafford Lodge, Bournemouth.
2368	1891, Nov. 4	REBBECK, THOMAS WARREN .	Gervis Place, Bournemouth.
1860	1890, Nov. 22	REES, ITHEL TREHARNE, M.I.C.E.	Guildhall Chambers, Cardiff.
584	1880, Dec. 13	REES, WILLIAM ANDREW . .	7, Cornhill, E.C.
544	1879, Apr. 28	REES, WILLIAM GEORGE . .	Holly House, Newport, Monmouthshire.
2369	1891, Nov. 4	REES, WILLIAM JOHN . . .	The Laurels, Swansea.
2370	1891, Nov. 4	REEVE, KINGSNORTH. . . .	27, High Street, Rye, Sussex, and High Street, Lydd, Kent.
3121	A. '96, Oct. 28; F. '97, Oct. 4	*REFFELL, CHARLES ARTHUR .	8, Alwyne Villas, Maybury Road, Woking, Surrey.
3334	1898, Oct. 29	*REID, ARTHUR FLETCHER . .	5, Clement's Inn, Strand, W.C.
937	1883, April 30	RENDELL, ARTHUR STEPHEN .	Market Terrace, Newton Abbot.
3071	1896, Oct. 28	*RENTON, GEORGE	1, Albert Street, Harrogate, Yorkshire.
802	A. '82, Apr. 24; F. '90, Jan. 27	REX, FRANCIS HERBERT . .	311, Kentish Town Road, N.W.
453	A. '76, May 8; F. '81, Dec. 6	RICH, ROBERT	Didcot, Berks.
890	1883, Feb. 12	RICHARDS, ALFRED	Tottenham, N., and 18, Finsbury Circus, E.C.
2027	1891, Mar. 14	RICHARDS, GEORGE EDWARD .	Stour Lodge, Wimborne, Dorset.
2371	1891, Nov. 4	RICHARDS, HENRY	51, Grosvenor Road, S.W.
2110	1891, May 23	RICHARDS, WILLIAM	Tottenham, N., and 18, Finsbury Circus, E.C.
1955	1891, Jan. 17	RICHARDSON, CHARLES . . .	15, Barn Hill, Stamford, Lincolnshire.
1746	1890, Feb 24	RICHARDSON, GEORGE . . .	5, Lonsdale Street, Carlisle.
1817	1890, May 29	RICHARDSON, JAMES	15, Barn Hill, Stamford, Lincolnshire.
461	1876, Dec. 18	RICHARDSON, JOHN, M.I.C.E. .	Methley Park, Leeds.
2466	A. '91, Nov. 4; F. '92, May 30	*RICHARDSON, OLIVER ARCHER .	Sun Fire Office, Threadneedle Street, E.C.
1705	1890, Jan. 27	RICHMOND, WALTER COLERIDGE	Ivy Rock, Vicar's Cross, Chester.
303	1873, Feb. 10	RICKMAN, THOMAS M., A.R.I.B.A. (*President*)	8, Montague Street, Russell Square, W.C.
2378	1891, Nov. 4	RIDDETT, WILLIAM HAMMOND .	Townhall Chambers, Ryde, Isle of Wight.
914	1883, April 2	RIDDLE, FREDERICK HENRY BRIMBLE	72, Park Street, Grosvenor Square, W.
2028	1891, Mar. 14	RIGDEN, FRANCIS	Salisbury, Wilts.
724	A. '82, Jan. 30; F. '83, Jan. 29	RIGDEN, HENRY WILLIAM . .	Salisbury, Wilts.
2111	1891, May 23	RIGG, CHARLES	24, High Street, Cardiff.
1517	1888, Dec. 10	RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
2374	1891, Nov. 4	RIX, GEORGE KERRY . . .	Somerleyton, near Lowestoft.
3482	1899, Feb. 16	ROBB, WILLIAM JOHNSTON . .	53, Bothwell Street, Glasgow.
423	A. '76, Jan. 24; F. '90, Nov. 10	ROBERTS, CHARLES QUINCEY .	61, Lincoln's Inn Fields, W.C.
2858	1895, Sept. 2	ROBERTS, EDWARD USSHER .	The Rent Office, Longford.
1722	1890, Feb. 10	ROBERTS, HENRY CROYDON .	78, King William Street, E.C.
120	1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.

Date of Election and of Transfer.	FELLOWS.	
1890, Apr. 14	ROBERTS, THOMAS, A.M.I.C.E. .	Portmadoc, North Wales.
1898, Feb. 18	ROBERTSON, WALTER WOOD .	3, Parliament Square, Edinburgh.
A. '82, Feb. 13 F. '91, May 25	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
1868, Jul. 13	ROBINS, EDWARD C., F.R.I.B.A.	46, Berners Street, Oxford Street, W.
A. '92, Feb. 26 F. '95, Nov. 1	*ROBINS, PHILIP SEYMOUR . .	5, Waterloo Place, Pall Mall, S.W.
1881, Jan. 24	ROBINS, WILLIAM H., A.M.I.C.E.	82A, New Street, Birmingham.
1887, Jan. 10	ROBINSON, CHARLES EDWARD .	36, Coleman Street, E.C.
1891, May 23	ROBINSON, EDMUND ARTHUR .	Lee-on-the-Solent, Gosport, Hants.
1891, Nov. 4	ROBINSON, GEORGE EDWARD .	9, Tacketts Street, Blackburn.
1881, Apr. 4	ROBINSON, HENRY, M.I.C.E. .	Westminster Chambers, 13, Victoria Street, S.W.
1895, Sept. 2	ROBINSON, HENRY ARTHUR .	Roundstone, Galway.
A. '91, Nov. 4 F. '94, Oct. 10	*ROBINSON, HENRY HERBERT .	The Cottage, Heathfield Park, Willesden Green, N.W.
1895, Sept. 2	ROBINSON, JAMES DODWELL. .	Seamount, Sligo.
1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
1895, Sept. 2	ROBINSON, RICHD. ST. GEORGE	Seamount, Sligo.
A. '97, Oct. 26 F. '98, Oct. 3	*ROBINSON, THEODORE RICHARD	25, Campden Hill Gardens, Kensington, W.
1895, Sept. 2	ROBINSON, WILLIAM GODFREY .	Tirnaskea, Cookstown.
1872, Dec. 9	ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
1895, Sept. 2	ROCHFORT, WILLIAM . . .	Cahir House, Cahir, Co. Tipperary.
1888, Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
1890, Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
1895, Sept. 2	ROE, WILLIAM JAMES . . .	11, Westland Row, Dublin.
1895, Sept. 2	ROGERS, HARRY	The Hill, Monaghan.
A. '96, Oct. 28 F. '97, June 28	*ROGERS, HORACE MORDAUNT .	50, Belgrave Road, South Belgravia, S.W.
1884, Dec. 8	ROGERS, WILLIAM BENNETT .	78, Gloucester Road, South Kensington, S.W.
1889, Jan. 28	ROKER, MITCHEL JOHN . . .	Snowdenham, Branksome Park, Bournemouth.
A. 74, Dec. 7 F. '76, Jan. 24	ROLLESTON, SIR JOHN FOWKE LANCELOT . . . . . (*Vice-President*)	Grey Friars, Leicester.
A. '88, May 25 F. '89, Jan. 28	*ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
A. '94, Feb. 23 F. '94, Oct. 10	*RONEY-DOUGAL, JOHN DOUGAL .	Ashley House, Leamington.
A. '86, Dec. 6 F. '87, Nov. 14	*ROODS, ALFRED	School Board Offices, Victoria Embankment, W.C.
1891, May 23	ROOKE, ALFRED BRADLEY . .	11, Great James Street, Bedford Row, W.C.
1891, Nov. 4	ROONEY, SAMUEL	Cefn Mably Chambers, 9, Quay Street, Cardiff.
A. '89, Dec. 9 F. '91, Jan. 5	ROPER, JOHN SIMPSON, A.M.I.C.E.	32, Market Square, Lancaster.
A. '83, Nov. 12 F. '87, Jan. 10	ROPER, WILLIAM.	49, Mount Pleasant Road, Tunbridge Wells, Kent.
1888, Apr. 30	ROSE, THOMAS	21, Prince of Wales Road, Norwich.
1878, Apr. 8	ROWE, RICHARD REYNOLDS, M.I.C.E., F.R.I.B.A. . .	Park House, Cambridge.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
3335	1898, Oct. 29	*Rowland, Joseph Samuel . .	Bridge Chambers, Burton-on-Trent, Staffs.
940	A. '83, Apr. 30 / F. '90, Jan. 27	Rowlandson, Christopher .	The College, Durham.
2114	1891, May 23	Royce, David Needham . .	Oakham, Rutland.
2115	1891, May 23	Royce, John	Oakham, Rutland.
2029	1891, Mar. 14	Ruault, John Gustave Peter	17, Southampton Street, Bloomsbury, W.C.
2030	1891, Mar. 14	Rudkin, Arthur John . . .	St. Ann's, Bromley, Kent.
2377	1891, Nov. 4	Rudman, Sydney Charles. .	Windlestone, Ferry Hill, Co. Durham.
2378	1891, Nov. 4	Rumball, Aubrey	St. Alban's, Herts.
970	A. '83, May 25 / F. '90, Jan. 6	*Rundle, Edward Collins. .	Bedford Office, Tavistock, Devon.
1023	A. '83, Dec. 17 / F. '89, Feb. 25	Rüntz, Ernest Augustus . .	10, 11, and 12, Walbrook, E.C.
315	A. '73, Dec. 8 / F. '75, Nov. 8	Rushworth, Edmund Walter	22, Savile Row, W.
2061	1891, Mar. 14	Russell, Murray Lawrence .	3, King Street, Cheapside, E.C.
1547	1889, Jan. 14	Rutherford, James Augustine	Estate Office, Highclere Park, Newbury.
998	1883, Dec. 17	Rutley, Charles	11, Dowgate Hill, E.C.
1818	1890, May 29	Rutley, Frank	11, Dowgate Hill, E.C.
2866	1895, Sept. 2	Ruttledge, Francis . . .	Coolbawn, Enniscorthy.
2867	1895, Sept. 2	Ruttledge, Thomas Henry Bruen	Erindale, Carlow, Ireland.
2380	1891, Nov. 4	Ryan, William Patrick. . .	1, Metal Exchange Buildings, Whittington Avenue, Leadenhall Street, E.C.
466	A. '76, Dec. 18 / F. '80, Nov. 8	Ryde, Arthur Lyon . . .	29, Great George Street, S.W.
909	A. '83, Feb. 26 / F. '91, June 29	Ryde, Charles Bertram . .	29, Great George Street, S.W.
421	1876, Jan. 24	Sadler, George William . .	467, High Street, Cheltenham.
233	A. 84, Dec. 8 / F. '94, May 28	*Sadler, George William, Jun., A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.
1256	1871. Feb. 13	St. Quintin, Perry. . . .	50, Threadneedle Street, E.C.
438	A. '76, Mar. 20 / F. '89, Nov 25	St. Quintin, Richard Samuel .	50, Threadneedle Street, E.C.
1518	1888, Dec. 10	Salter, William Herbert .	The Hall, Attleborough, Norfolk.
1788	1890, Apr. 14	Sample, Charles Herbert .	Matfen, near Newcastle-on-Tyne.
1436	1888, Jan. 9	Sample, Thomas	Bothal Castle, near Morpeth, Northumberland.
1789	1890, Apr. 14	Sample, William Collings .	Tritlington Hall, Morpeth, Northumberland.
1682	A. '89, Dec. 9 / F. '91, Oct. 15	Sampson, William	Beauchief Abbey, near Sheffield.
1384	1887, Mar. 21	Samuel, William John . .	Newport Pagnell, Bucks.
2116	1891, May 23	Sanctuary, Campbell Fortescue Stapleton	Mangerton, Melplash, Dorset.
397	1875, Apr. 26	Sanday, George Henry . .	Highfield, Uxbridge.
2869	1895, Sept. 2	Sanders, Charles Stewart .	Sanders Park, Charleville, Co. Cork.
2868	1895, Sept. 2	Sanders, Robert Massy Dawson	Sanders Park, Charleville, Co. Cork.
2987	A. '95, Oct. 24 / F. '99, Mar. 20	*Sandford, Charles Sidney .	16, St James Row, Sheffield.
3483	1899, Feb. 16	Sandford-Thompson, William James	Balmanno, Marykirk, Kincardineshire.

Date of Election and of Transfer.	FELLOWS.	
1876, Nov. 27	SANDY, HENRY	Newport Road, Stafford.
A. '90, Jan. 6 F. '92, Nov. 14	*SAUNDERS, CHARLES HERBERT.	150, Finchley Road, Hampstead, N.W.
1869, Feb. 22	SAUNDERS, EDWARD	48, Bishopsgate Street Within, E.C.
1891, Nov. 4	SAUNDERS, MARTIN L., A.R.I.B.A.	4, Coleman Street, E.C.
1891, Mar. 14	SAUNDERS, RUTLAND. . . .	48, Bishopsgate Street Within, E.C.
1891, Nov. 4	SAUNDERS, THEODORE RIDLEY .	Belgrave Chambers, Ventnor, Isle of Wight.
1868, Aug. 17	SAVILL, ALFRED . . . . . (*Member of Council*)	39, New Broad Street, E.C., and Chigwell, Essex.
A. '82, Mar. 13 F. '89, Mar. 18	SAVILL, ALFRED, JUN. . . .	39, New Broad Street, E.C.
A. '90, Nov. 22 F. '93, Aug. 9	*SAVILL, EDWIN	39, New Broad Street, E.C.
1898, Feb. 18	SAYER, GEORGE WILLIAM . .	Royal Engineer Office, Singapore, Straits Settlement.
A. '83, Jan. 15 F. '92, Feb. 1	SCAMMELL, THOMAS	1, St. Stephen Street, Bristol.
1891, Nov. 4	SCOTT, AUGUSTUS FREDERIC .	24, Castle Meadow, Norwich.
1887, Mar. 21	SCOTT, HENRY LACY . . .	Bury St. Edmund's, Suffolk.
1895, Sept. 2	SCOTT, JOHN RUSSELL . . .	60, Mountjoy Square, Dublin.
1896, June 2	SCOTT, JOHN WILLIAM . . .	Rostevan, Ennis, Co. Clare.
1897, Oct. 27	SCOTT, ROBERT	115, Wellington Street, Glasgow.
A. '81, Dec. 5 F. '82, Apr. 24	SCOVELL, JOHN	29, St. Margaret's Road, Oxford.
A. '82, Feb. 13 F. '89, Mar. 4	SCRIVEN, CHARLES HERBERT .	Agency Office, Thong, Gravesend, Kent.
1890, Nov. 22	SCRIVEN, RICHARD GEORGE .	Castle Ashby, Northampton.
1894, Oct. 30	*SCRUBY, WILLIAM THOMAS . .	Post Office Terrace, Cambridge.
1890, Jan. 27	SEBASTIAN-SMITH, CHARLES .	Shipley, Derby, and Friar Lane, Leicester.
1879, Mar. 3	SELBY, CHARLES FREDERIC . .	21, Queen Anne's Gate, S.W.
1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. .	Didlington Estate Office, Brandon, Norfolk.
1890, Nov. 22	SENIOR, HARRY SAMUEL . .	Sturminster Newton, Dorset.
1889, Dec. 9	SETH-SMITH, W. H., F.R.I.B.A.	46, Lincoln's Inn Fields, W.C.
A. '96, Oct. 28 F. '97, June 28	*SEXTON, GEORGE ALEXANDER .	119, Brondesbury Road, Kilburn, N.W.
A. '82, Nov. 13 F. '86, May 3	SEYMOUR, RICHARD ARTHUR HAMILTON	46, Earl Street, Maidstone, Kent.
A. '84, Jan. 14 F. '91, Mar. 16	SHACKLE, EDWARD NEILD . .	7, Hobart Place, S.W.
1898, Feb. 18	SHARP, JOHN GRANT . . .	74, Buchanan Street, Glasgow.
1876, Mar. 6	SHAW, JOHN . . . . . (*Vice-President*)	College Place, Derby.
A. '83, May 21 F. '90, Mar. 10	SHAW, JOHN, JUN.	The College, All Saints', Derby.
A. '97, Oct. 26 F. '98, Oct. 3	*SHEARBURN, HARRY, B.A. (*Cantab.*)	Munstead, Godalming, Surrey.
1890, May 29	SHELMERDINE, HENRY . . .	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
1886, May 3	SHERRIN, JOHN LESTER . .	40, Old Broad Street, E.C.
A. '82, Jan. 16 F. '87, Dec. 5	SHERWIN, JOSEPH HENRY . .	7, Whitehall Place, S.W.
1891, May 23	SHILCOCK, JAMES.	Hitchin, Herts, and 15, Basinghall Street, E.C.
1891, Nov. 4	SHONE, ISAAC, A.M.I.C.E. . .	47, Victoria Street, Westminster, S.W.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
474	A. '77, Jan. 29 / F. '80, Nov. 8	SHOPPEE, CHAS. H., F.R.I.B.A.	22, John Street, Bedford Row, W.C.
604	A. '81, Jan. 24 / F. '83, May 21	*SILCOCK, THOMAS BALL, B.Sc. (*Lond.*)	Octagon Chambers, Milsom Street, Bath.
720	1882, Jan. 30	SIMMONDS, FREDERICK . . .	Parkside, Engleñeld Green, Surrey.
1654	1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.
811	A. '82, May 8 / F. '89, Nov. 11	SIMMONS, CHARLES FRANKLIN .	Basingstoke, Hants, and Henley-on-Thames.
824	A. '82, Dec. 4 / F. '91, Aug. 4	SIMMONS, WILLIAM ANKER . .	Henley-on-Thames, and Basingstoke.
903	1883, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
3484	1899, Feb. 16	SIMPSON, GEORGE	Town Hall, Leith, Edinburgh.
1486	1888, May 14	SIMPSON, ROBERT THOMAS . .	Horsecroft, Bury St. Edmunds, Suffolk.
2386	1891, Nov. 4	SINGLE, ARTHUR	83, The Grove, Stratford, E.
2546	A. '92, Nov. 28 / F. '97, May 31	*SKIPPER, HENRY HERBERT . .	Admiralty (Director of Works Department), 2 Northumberland Avenue, W.C.
2387	1891, Nov. 4	SKITT, ARTHUR	Glenbrook, Trent Road, Brixton Hill, S.W.
3052	A. '96, June 2 / F. '98, Oct. 3	*SKRIMSHIRE, SAMUEL . . .	100, Jermyn Street, St. James's, S.W.
2388	1891, Nov. 4	SLADE, JAMES BENJAMIN . . .	67 & 68, Cheapside, E.C.
1903	A. '90, Nov. 22 / F. '92, Nov. 14	*SLATER, CHARLES FREDERICK .	51, Cheapside, E.C.
598	A. '80, Dec. 12 / F. '83, April 30	SMALLPEICE, GEORGE BAKER .	9 and 10, Tokenhouse Yard, E.C., and Guildford
181	1897, Oct. 27	SMELLIE, GEORGE	167, St. Vincent Street, Glasgow.
185	1868, Oct. 26	SMELLIE, THOMAS DAVIES . .	209, St. Vincent Street, Glasgow.
1626	1889, May 13	SMITH, EDWARD	54, Amwell Street, E.C.
1484	1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
2389	1891, Nov. 4	SMITH, FRANK ADAMS, A.M.I.C.E.	28, Finsbury Circus, E.C.
2606	A. '93, Oct. 4 / F. '95, July 8	*SMITH, FRANK BRAYBROOKE .	South Eastern Agricultural College, Wye, Kent
1588	A. '88, Dec. 10 / F. '90, Jan. 27	*SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
2033	1891, Mar. 14	SMITH, FREDERIC ELLISON . .	Tanfield Chambers, Bradford.
2390	1891, Nov. 4	SMITH, FREDERICK JOHN . .	21, Portland Street, Southampton.
2034	1891, Mar. 14	SMITH, FREDERICK ROBERT .	6, Great College Street, S.W.
1655	1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
2119	1891, May 23	SMITH, GEORGE ALFRED . .	78, Parchment Street, Winchester.
2871	1895, Sept. 2	SMITH, GEORGE YOUNG . . .	Ergenagh, Omagh, Co. Tyrone.
1864	1890, Nov. 22	SMITH, HARRY RUSSELL . . .	Exchange Buildings, Bradford.
400	A. '75, Apr. 26 / F. '81, Jan. 24	SMITH, HENRY HERBERT . .	Chippenham, Wilts, and 7, Whitehall Place, S.W.
2391	1891, Nov. 4	SMITH, JOHN MOORE . . .	14, Union Court, Old Broad Street, E.C.
1487	1888, May 14	SMITH, JOHN THOMPSON . .	Tattondale, Knutsford, Cheshire.
2118	1891, May 23	SMITH, PERCY PYNE CALDECOTT	63, Holland Road, Kensington, W.
1820	1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
2872	1895, Sept. 2	SMITH, SIDNEY EDWARD . .	Derryvale, Roscrea.
2392	1891, Nov. 4	SMITH, SIDNEY R. J., F.R.I.B.A.	14, York Buildings, Adelphi, W.C.

Date of Election and of Transfer.	FELLOWS.	
{A. '83, Feb. 12 / F. 89, Feb. 25}	SMITH, WHEATER	15, Cheapside, Bradford.
1885, Feb. 23	*SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham, Worcestershire.
1887, Feb. 21	SMYTH-RICHARDS, GEORGE COBLEY	6, Castle Street, Barnstaple, Devon.
1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
{A. '93, Oct. 4 / F. '96, Nov. 9}	*SOWELS, WILLIAM CLOWES . .	Blackmore Heath Farm, Ockham, Ripley, Surrey.
1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.
1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
1897, Oct. 27	SPROAT, ROBERT	Lennox Plunton, Kirkcudbright.
1868, Jun. 15	SQUAREY, ELIAS PITTS . . . (*Past-President*)	The Moot, Downton, Salisbury, and 15, Great George Street, S.W.
1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	Bemerton, Salisbury, and 15, Great George Street, S.W.
1884, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
1891, Nov. 4	STALLARD, ALFRED EDWIN . .	West Street, Havant.
1891, Nov. 4	STALLARD, WILLIAM	Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
{A. '95, Oct. 24 / F. '99, Mar. 20}	*STANDEN, ARTHUR CARNEGIE .	29, Fleet Street, E.C.
1891, Nov. 4	STANFORD, CHARLES MAURICE .	23, High Street, Colchester.
1891, Mar. 14	STANGER, SAMUEL ARTHUR . .	21, Finsbury Pavement, E.C.
1891, May 23	STANHAM, GEORGE GORDON. .	100B, Queen Victoria Street, E.C.
1888, Jan. 9	STANLEY-DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, Whitehaven, Cumberland.
{A. '93, Oct. 4 / F. '94, Oct. 10}	*STAPLEDON, ERNEST ALLEN .	Bridge Chambers, Bideford, North Devon.
1890, Jan. 27	START, JOSEPH WILLIAM . .	Cups Chambers, High Street, Colchester, Essex.
1891, Nov. 4	STEDMAN, CHARLES MASON . .	3, Epirus Mansions, Walham Green, S.W.
1877, Jan. 15	STENNING, ALEX. R., F.R.I.B.A. (*Member of Council*)	121, Cannon Street, E.C.
{A. '79, Jan. 6 / F. '82, Nov. 13}	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
1890, May 29	STEVENS, CHARLES VIVIAN . .	18, Cockspur Street, S.W.
1891, Nov. 4	STEVENS, JOHN WM., A.R.I.B.A.	21, Bridge Street, E.C.
1884, May 26	STEVENS, WILLIAM CHARLES .	22, Savile Row, W.
1897, Oct. 27	STEVENSON, ALLAN	14, Cathcart Street, Ayr, N.B.
1891, Mar. 14	STEVENSON, EDMD. H., M.I.C.E.	38, Parliament Street, S.W.
1868, Jul. 27	STEWARD, HERBERT THOMAS . (*Member of Council*)	45, Parliament Street, S.W.
1895, Sept. 2	STEWART, EDWARD P., CAPT. .	21, Westland Row, Dublin.
1895, Sept. 2	STEWART, GEORGE FRANCIS. .	Summerhill, Killiney, Co. Dublin.
1898, Oct. 29	*STEWART, SAMUEL PARR . .	Arbury, Nuneaton, Warwickshire.
1895, Sept. 2	STEWART, WILLIAM THOMAS .	6, Leinster Street, Dublin.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
2038	1891, Mar. 14	STIRTON, THOMAS	Estate Office, Bawdsey, Woodbridge, Suffolk.
938	1883, April 30	STOCK, HENRY, F.R.I.B.A. .	9, Denman Street, London Bridge, S.E.
2121	1891, May 28	STOCKS, FREDERICK WILLIAM .	Telephone Exchange Buildings, Barons Quay, Northwich.
3014	1896, Jan. 21	STOKES, FRANK	60, Dawson Street, Dublin.
2876	1895, Sept. 2	STOKES, RICHARD	60, Dawson Street, Dublin.
654	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
1599	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
3035	1896, June 2	STOPFORD, THE HON. GEORGE FREDERICK WILLIAM . . .	The Estate Office, Gorey, Co. Wexford.
2399	1891, Nov. 4	STOPHER, THOMAS	Winchester, Hants.
2039	1891, Mar. 14	STREET, WM. CHAS., F.R.I.B.A.	18, Walbrook, E.C.
2993	A. '95, Oct. 24 / F. '98, June 27	*STROUTS, LEWIS HERBERT . .	Belgrave Place, St. Mary Cray, Kent.
1108	1884, Feb. 25	STRUDWICK, HAYWARD JAMES .	Falcon Court, 32, Fleet Street, E.C.
655	1881, Dec. 19	STRUDWICK, WILLIAM HENRY .	New Inn Chambers, W.C.
415	A. '75, Dec. 13 / F. '91, June 29	STRUTT, HON. EDWARD GERALD (*Member of Council*)	21, Finsbury Circus, E.C., and Whiteland Hatfield Peverel, Chelmsford, Essex.
3877	1895, Sept. 2	STUDDERT, R. R.	Hazlewood, Quin, Co. Clare.
1488	1888, May 14	STUDDY, THOMAS EDWARD . .	Estate Office, Basing Park, Alton, Hants.
87	1868, Jul. 20	STURGE, ROBERT FOWLER . .	33, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM . . . . (*Past-President*)	33, Corn Street, Bristol.
2400	1891, Nov. 4	SURRIDGE, JOSEPH SMITH . .	Coggeshall, Essex.
2401	1891, Nov. 4	SUTHERS, JAMES	Harley Villas, Todmorden.
2402	1891, Nov. 4	SWAIN, ERNEST	26, High Street, Notting Hill Gate, W.
2403	1891, Nov. 4	SWAIN, FRANK	170, High Street, Notting Hill Gate, W.
1427	A. '87, Dec. 11 / F. '92, Feb. 1	SWETENHAM, HENRY . . .	Hawarden, Chester.
2878	1895, Sept. 2	SWINEY, WILLIAM D. . . .	Moyagh, Ramelton.
1257	1885, Feb. 28	SWORDER, HUGH	High Street, Epping, Essex.
2879	1895, Sept. 2	SYNGE, EDWARD	Rathe, Kingscourt, Co. Cavan.
1956	1891, Jan. 17	SYNGE, EDWARD MILLINGTON .	Eastlands, Weybridge.
1824	1890, May 29	TABBERER, BENJ., F.R.I.B.A. .	13, Basinghall Street, E.C.
2880	1895, Sept. 2	TAILYOUR, ALEXANDER . . .	Estate Office, Arklow, Co. Wicklow.
2881	1895, Sept. 2	TALBOT-CROSBIE, WM. DAVID .	Cloonea, Mount Talbot, Roscommon.
2717	A. '94, Oct. 30 / F. '97, Jan. 25	*TALLENT, EDWIN JAMES . . .	West Acre, Swaffham, Norfolk.
3302	1898, Feb. 18	TANNAHILL, ROBERT DUNLOP .	Lands Valuation Office, Kilmarnock.
1317	1886, May 8	TANNER, HENRY, F.R.I.B.A. .	H.M. Office of Works, Storey's Gate, Westminster, S.W.
1092	1884, Feb. 11	TANNER, JAMES MELHUISH . .	Wembworthy, North Devon.
2882	1895, Sept. 2	TANNER, KEARNS DEANE, MAJOR	Belleville Park, Cappoquin, Co. Waterford.
1115	A. '84, Feb. 25 / F. '88, Dec. 10	TANNER, WILLIAM	The Leys, Bryngwn Road, Newport, Monmouthshire.

Date of Election and of Transfer.	FELLOWS.	
{A. '82, Feb. 27 / F. '89, Nov. 11}	TAPP, ARTHUR	{1, Prince's Street, Westminster, S.W., and Southend-on-Sea, Essex.
1891, Nov. 4	TASKER, HENRY HUGH . . .	43, Penton Street, Pentonville, N.
1895, Sept. 2	TATLOW, JOHN GARNETT . .	14, South Frederick Street, Dublin.
1895, Sept. 2	TATLOW, TISSINGTON WILLIAM GARNETT	14, South Frederick Street, Dublin.
1891, Nov. 4	TAYLOR, ARTHUR WILLIAM . .	159, High Street, Putney, S.W.
1896, Oct. 28	TAYLOR, EDGAR CHARLES . .	{Royal Engineer Office, Singapore, Straits Settlements.
1887, Jan. 24	TAYLOR, EDWARD FERGUSSON .	{New Barnet, Herts, and 70 & 72, Chancery Lane, W.C.
{A. '92, Nov. 28 / F. 95, Nov. 1}	*TAYLOR, HARRY WILLIAM . .	{St. Nicholas Chambers, Amen Corner, Newcastle-on-Tyne.
1895, Sept. 2	TAYLOR, J. GODFREY L. . .	Grangeville, Fethard, Co. Waterford.
{A. '88, Mar. 5 / F. '91, July 6}	TAYLOR, JOHN HERBERT . .	39, Victoria Street, S.W.
{A. '81, Dec. 19 / F. '87, Feb. 7}	TAYLOR, JOHN WALTON, F.R.I.B.A.,	31, Westgate Road, Newcastle-on-Tyne.
{A. 83, Dec. 17 / F. '89, Nov. 11}	TAYLOR, MATTHEW	Northchapel, Petworth, Sussex.
1890, May 29	TAYLOR, RICHARD FREDERICK .	3, King Street, Cheapside, E.C.
1897, Oct. 27	TAYLOR, ROBERT	70, Bath Street, Glasgow.
1891, Nov. 4	TAYLOR, SAMUEL	Nuttall, Nottingham.
1891, Nov. 4	TAYLOR, THOMAS WALTERS . .	25, Brazennose Street, Manchester.
{A. '94, Feb. 23 / F. '94, Oct. 10}	*TEE, SAMUEL CLIFFORD . .	50, Moorgate Street, E.C.
{A. '91, Nov. 4 / F. '94, Oct. 10}	*TEMPLE, FREDERICK WILSON .	29, Sandgate Road, Folkestone, Kent.
1895, Sept. 2	TENER, EDWARD SHAW . . .	The Square, Loughrea, Co. Galway.
1884, Jan. 28	TEWSON, EDWARD	80, Cheapside, E.C.
{A. '82, Dec. 18 / F. '85, Jan. 12}	TEWSON, EDWARD ARTHUR. .	80, Cheapside, E.C.
{A. '93, Oct. 4 / F. '98, Oct. 3}	*THEAKSTON, WILLIAM PEASE .	Huntingdon.
{A. '82, Apr. 24 / F. '90, Nov. 10}	THEOBALD, HENRY	{48, Finsbury Pavement, E.C., and 19, Cranbrook Gardens, Cranbrook Road, Ilford, Essex.
1883, April 16	THEOBALD, HENRY WELLS DEWHURST	110, Great Russell Street, W.C.
{A. '96, June 2 / F. '98 June 6}	*THEOBALD, JOHN MEDOWS . .	Henley House, Spring Grove, Isleworth.
1891, Nov. 4	THOMAS, GEORGE	Queen's Chambers, Cardiff.
1890, Mar. 10	THOMAS, GLEGGE	{Cheshire Lines Committee, Central Station, Liverpool.
1891, Nov. 4	THOMAS, JOHN HENRY . . .	78, Gloucester Road, South Kensington, S.W.
1882, Dec. 18	THOMPSON, ARTHUR EDMUND .	Leadenhall Buildings, E.C.
1891, Nov. 4	THOMPSON, FRANCIS WILLIAM .	18, Wood Street, Bolton.
1891, Nov. 4	THOMPSON, GEO. W., A.M.I.C.E.	Vine Street, Tooley Street, Southwark, S.E.
1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Hill House, Haydon Bridge, Northumberland.
1888, Mar. 19	THORNE, ARNOLD, F.R.I.B.A. .	Cross Street, Barnstaple, Devon.
{A. '82, Feb. 13 / F. '89, Nov. 25}	THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.
1891, May 23	THORPE, JOHN	Nailstone, Nuneaton, Leicestershire.

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2722	A. '94, Oct. 30 / F. '95, July 8	*Thring, Douglas Theodore .	Granville Estate Office, Bude, North Cornwa
623	1889, Apr. 29	Thurgood, William Henry .	22, Great George Street, S.W
591	A. '80, Dec. 13 / F. '87, Nov. 14	Thurnall, John Edward . .	Royston, Herts.
494	1878, Jan. 14	Thursfield, Thomas Howells	The Grange, Much Wenlock, Shropshire.
45	1868, Jun. 15	Thynne, Edward Lewis . .	9, Victoria Street, S.W.
1070	1884, Jan. 28	Thynne, Guy Harry . . .	9, Victoria Street, S.W.
1865	1890, Nov. 22	Tidman, Edward	Connaught Mansions, 34, Victoria Street, S.
1297	A. '86, Jan. 11 / F. '89, Mar. 18	*Tiffen, John Henry . . .	26, Dover Street, Hull.
1373	1887, Feb. 21	Tindall, Charles William .	Wainfleet, R.S.O., Lincolnshire.
2886	1895, Sept. 2	Tisdall, Hy. Chichester . .	Dulargy, Ravensdale, Co. Louth.
2413	1891, Nov. 4	Todd, Richard	Englefield, near Reading.
1241	1885, Jan. 12	Todd, William H., M.I.C.E. .	County Buildings, Hull.
1600	1889, Mar. 4	Tompsett, William Robert .	Meadhurst, Tonbridge, and Stone Castle, Fa Paddock Wood, Kent.
1827	1890, May 29	Tomson, James John . . .	The Châlet, King's Norton, near Birminghan
766	1882, Feb. 27	Tootell, Charles	13, King Street, Maidstone, Kent.
767	1882, Feb. 27	Tootell, Joseph	13, King Street, Maidstone, Kent.
473	1877, Jan. 29	Tootell, Richard William .	11, Queen Victoria Street, E.C.
2550	A. '92, Nov. 28 / F. '96, Feb. 3	*Tory, John Edward . . .	Dorchester, Dorset, and Yeovil, Somerset.
447	1876, Apr. 24	Tower, Brownlow Richard Christopher	Bridgewater Estate Office, Ellesmere, Salop.
2736	A. '95, Mar. 18 / F. '98, Oct. 3	*Townend, William	Park Farm, Seacroft, near Leeds.
2887	1895, Sept. 2	Townsend, Charles Eyre Coote	Fairyhouse, Kilmallock.
2888	1895, Sept. 2	Townsend, Robert Uniacke Fitzgerald	18, South Mall, Cork.
2890	1895, Sept. 2	Townshend, Charles Loftus	15, Molesworth Street, Dublin.
2892	1895, Sept. 2	Townshend, James Richard Clarke.	23, South Frederick Street, Dublin.
2893	1895, Sept. 2	Townshend, Loftus Thomas .	38, Leeson Park, Dublin.
2894	1895, Sept. 2	Townshend, Thomas Courtney	23, South Frederick Street, Dublin.
2414	1891, Nov. 4	Trafford, Frederick Charles	100, Jermyn Street, St. James's, S.W.
972	A. '83, May 25 / F. 86, Dec. 6	*Treadwell, Henry John . .	2, Waterloo Place, Pall Mall, S.W.
2895	1895, Sept. 2	Trench, Arthur	Dromkeen, Cavan.
2896	1895, Sept. 2	Trench, Geo. Frederic . .	Estate Office, Ardfert, Co. Kerry.
2897	1895, Sept. 2	Trench, James Currie . .	Beverston, Dundrum, Co. Dublin.
2899	1895, Sept. 2	Trench, Philip Francis Chenevix	30, Kildare Street, Dublin.
415	1891, Nov. 4	Trepplin, Ernest C. . . .	Vasterne, Wootton Bassett, Wilts.
1001	1883, Dec. 17	Trethewy, Henry	Silsoe, Ampthill, Beds.
1292	1886, Jan. 11	Trist, John William . . .	3, Great St. Helen's, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
3355	1874, May 11	TROLLOPE, CHARLES BROWN .	Broad Sanctuary Chambers, Tothill Street, Westminster, S.W.
3592	A. '80, Dec. 13 / F. '91, Jan. 19	TROLLOPE, HENRY CHARLES . .	7, Hobart Place, S.W.
4131	A. '84, Mar. 10 / F. '91, Aug. 4	TRUMPER, JOHN ALFRED . .	23, Lincoln's Inn Fields, W.C.
92	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
040	1891, Mar. 14	TUBBS, WALTER BURNELL . .	17 & 18, Basinghall Street, E.C.
4170	A. '91, Nov. 4 / F. '96, Jan. 6	*TUCKETT, PERCIVAL FOX . .	2, Basinghall Street, E.C.
4116	1891, Nov. 4	TURNER, ALEXANDER HENRY .	199, Piccadilly, W.
4195	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
900	1895, Sept. 2	TURNER, FREDERICK ADOLPHUS BRABAZON	The Estate Office, Gorey.
004	1883, Feb. 26	TURNER, FREDERICK JOHN . .	Mansfield-Woodhouse, Mansfield, Notts.
3866	1890, Nov. 22	TURNER, JOSEPH HARLING . .	Portland Estate Offices, Kilmarnock.
224	1891, May 23	TURNER, THOMAS NEVE. . .	37, Upper Berkeley Street, Portman Square, W.
5520	1888, Dec. 10	TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
2246	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
4867	1890, Nov. 22	TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
3387	1898, Oct. 29	*TUTT, EDWIN THOMAS . . .	Market Place, Ampthill, Beds.
3398	A. '90, Jan. 6 / F. '93, Aug. 9	*TYLER, JAMES WILLIAM . .	45, Holborn Viaduct, E.C.
001	1895, Sept. 2	TYNDALL, ALBERT HENRY . .	Ballyanne House, New Ross, Co. Wexford.
002	1895, Sept. 2	TYRRELL, GARRETT CHARLES .	Ballinderry, Carbery, Co. Kildare.
005	1883, Feb. 26	VAIZEY, JOHN GEORGE . . .	Bocking, Braintree, Essex, and 44, Bedford Row, W.C.
225	1891, May 23	VALLANCE, ROBT. F., F.R.I.B.A.	Mansfield, Notts.
003	1895, Sept. 2	VANDELEUR, CECIL ERNEST . .	Estate Office, Mallow, Co. Cork.
004	1895, Sept. 2	VEREKER, HENRY ROBERT . .	Summerville, Westport, Co. Mayo.
229	1876, Feb. 21	*VERNON, ARTHUR . . . . (*Vice-President*)	Borshams, High Wycombe, Bucks, and 29, Cockspur Street, S.W.
005	1895, Sept. 2	VERNON, ARTHUR POMEROY. .	1, Wilton Place, Dublin.
006	1895, Sept. 2	VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin.
889	1891, Nov. 4	†VERNON-INKPEN, GEORGE CHAS.	75, King's Road, Southsea, Hants.
007	1895, Sept. 2	VERSCHOYLE, WILLIAM HENRY FOSTER	Woodley, Dundrum.
118	1876, Jan. 10	VIGERS, ASTLEY	4, Frederick's Place, E.C.
3398	A. '78, Jan. 28 / F. '83, Nov. 12	VIGERS, LESLIE ROBERT . . (*Member of Council*)	4, Frederick's Place, E.C.
94	A. '80, Dec. 13 / F. '85, Nov. 9	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
146	1868, Jun. 15	VIGERS, ROBERT . . . . . (*Past-President*)	4, Frederick's Place, E.C.
96	1888, Nov. 12	VILLAR, JAMES	1A, Cambray, Cheltenham.
94	A. '95, Oct. 24 / F. '98, Dec. 12	*VINTEN, HAROLD BERTRAM. .	72, High Street, Ramsgate, Kent.

† Special Sanitary Science Certificate.

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1501	1889, Mar 4	WACHER, THOMAS	Upper Bridge Street, Canterbury, Kent.
1868	1890, Nov. 22	WADDINGTON, JOHN ALLEN . .	Cole Green, Hertford, Herts.
2126	1891, May 23	WADE, GEORGE TEMPEST . .	Halford Street, Leicester.
842	1882, Dec. 18	WADE, JOHN	10, Pitt Street, Barnsley.
2418	1891, Nov. 4	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
2419	1891, Nov. 4	WADMORE, BEAUCHAMP, A.R.I.B.A.	35, Great St. Helen's, E.C.
1618	1889, Apr. 1	WAGSTAFFE, THOMAS ROGERS .	11, Devonshire Road, Balham, S.W., and 1 Leadenhall Street, E.C.
843	1882, Dec. 18	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
1631	1889, Nov. 25	WAINWRIGHT, THOMAS TAYLOR. (*Member of Council*)	13, Union Court, Castle Street, Liverpool.
1892	1887, May 9	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
1869	1890, Nov. 22	WALKER, FRANCIS ELLIOTT . .	Blake Street, York.
2421	1891, Nov. 4	WALKER, GEORGE BOOTH . .	Wainfleet, Lincolnshire.
3485	1899. Feb. 16	WALKER, GEORGE JAMES . .	3, Golden Square, Aberdeen.
743	1882, Feb. 18	WALKER, HERBERT, A.M.I.C.E., F.R.I.B.A.	Newcastle Chambers, Angel Row, Nottingham
3486	1899, Feb. 16	WALKER, JOHN	74, Bath Street, Glasgow.
2127	1891, May 23	WALKER, JOSEPH, ...	Lenton Avenue, The Park, Nottingham.
2471	A. '91, Nov. 4 / F. '92, Oct. 12	*WALKER, JOSEPH ARTHUR . .	Ashton Court Estate, Long Ashton, Clifton.
1773	1890, Mar. 24	WALKER, JOSHUA	Market Place, Retford, Notts.
659	1881, Dec. 19	WALKER, SAMUEL	22, Moorgate Street, E.C.
1072	1884, Jan. 28	WALL, GEORGE YOUNG . . .	Exchequer Buildings, Durham.
2420	1891, Nov. 4	WALLACE, GEORGE	St. Giles' District Board of Works, 197, H Holborn, W.C.
1178	1884, May 19	WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne, Co. Durhan
3487	1899, Feb. 16	WALLACE, THOMAS DOUGLAS .	Callendar Park, Falkirk, Stirlingshire.
3326	1898, Oct. 29	WALLACE, WILLIAM SYDNEY SMITH	Vinneyden House, Letham, Forfarshire.
1455	1888, Feb. 6	WALLINGTON, JOHN ARTHUR BEACH.	Basingstoke, Hants.
1028	A. '83, Dec. 17 / F. '97, May 31	*WALLIS, JOHN DAVID. . . .	20, Booth Street, Manchester.
785	1882, Mar. 27	WALMISLEY, ARTHUR THOMAS, M.I.C.E	9, Victoria Street, S.W., and Harbour Bo Offices, Dover, Kent.
2042	1891, Mar. 14	WALMISLEY, J. W., F.R.I.B.A.	7, King's Terrace, Southsea, Hants.
3307	1898, Feb. 18	WALMSLEY, ARTHUR TINDAL .	Royal Engineer Office, Buncrana, near Lond derry.
1828	1890, May 29	WANKLYN, PHILLIP ENDELL .	Dixton, near Monmouth.
1407	1887, Dec. 19	WARD, DANIEL	8, Courtenay Street, Plymouth, and Hewt Beeralston, Devon.
1724	1890, Feb. 10	WARD, FELIX JOHN	The Gardens, Lydbury North, Shropshire.
1469	1888, Mar. 5	WARD, FRANK	Burnville, Tavistock, North Devon.
1029	A. '83, Dec. 17 / F. '89, Nov. 11	WARD, GEORGE	"Lyndhurst," 2, Stowe Road, Goldhawk Road,

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
909	1895, Sept. 2	WARD, HON. SOMERSET . . .	Isle o' Valla House, Downpatrick.
660	1881, Dec. 19	WARE, CHAS. EDWIN, M.I.C.E.	Gandy Street Chambers, Exeter.
141	1884, Apr. 21	WARING, CHARLES EDWARD .	1, Charles Street, Crockherbtown, Cardiff.
971	1890, Nov. 22	WARING, HERBERT FULLER .	46, Earl Street, Maidstone, Kent.
428	1891, Nov. 4	WARNER, ALFRED E., A.R.I.B.A.	22, John Street, Bedford Row, W.C.
382	1889, Nov. 25	WARNER, HENRY.	Faringdon, Alton, Hants.
189	A. '69, Mar. 8 / F. '75, Apr. 12	WARNER, WILLIAM HENRY . .	130, Mount Street, Grosvenor Square, W.
910	1895, Sept. 2	WARNOCK, THOMAS ARCHIBALD.	Portaferry, Co. Down.
911	1895, Sept. 2	WARREN, RICHARD LANE . .	61, South Mall, Cork.
624	1891, Nov. 4	WATERMAN, ALBERT JAMES . .	20, Week Street, Maidstone.
974	1883, Jan. 29	WATERMAN, JAMES	Tenterden, and Ashford, Kent.
444	1891, Mar. 14	WATERS, EDWARD	The Canal, Salisbury, Wilts.
758	A. '82, Feb. 13 / F. '87, Mar. 7	WATERS, WILLIAM RICHARD .	78, South Audley Street, W.
101	A. '84, Feb. 11 / F. '89, Mar. 4	WATKINS, ROBERT ARUNDEL .	Castle Combe, Chippenham, Wilts.
447	1868, Jun. 15	WATNEY, DANIEL. . . . . (*Past-President*)	33, Poultry, E.C.
557	1891, Jan. 17	WATNEY, DENDY.	4A, Frederick's Place, E.C.
551	A. '83, May 21 / F. '87, Feb. 21	WATNEY, WALTER DANIEL . .	9, Whitehall Place, S.W.
757	1889, Dec. 9	WATSON, ALFRED	Ripley, Norwich Avenue, Bournemouth, Hants.
112	1895, Sept. 2	WATSON, ARTHUR B., LL.B., M.A. (*Dubl.*)	2, Seapoint Terrace, Monkstown, Co. Dublin.
774	1880, Mar. 1	WATSON, HERBERT EDWARD .	New Grove, Petworth, Sussex, and 6, Lendal, York.
936	A. '84, Dec. 8 / F. '95, Oct. 1	*WATSON, JAMES BRUCE . .	Estate Office, Shirburn, Wallingford.
25	1891, Nov. 4	WATSON, JOHN	Cogan Chambers, Bowlalley Lane, Hull.
90	A. '85, Dec. 7 / F. '94, May 2	*WATSON, JOHN, JUN. . . .	Wentbridge Lodge, Pontefract, Yorkshire.
3	1895, Sept. 2	WATSON, WILLIAM JAMES . .	Aughavilla Lodge, Warrenpoint, Co. Down.
6	1888, Feb. 6	WATT, ALEXANDER	Ravenglass, Carnforth, Lancashire.
7	A. '76, Dec. 18 / F. '79, Nov. 10	WATTS, CHARLES	13, Southampton Street, Strand, W.C.
6	1891, Nov. 4	WATTS, SAMUEL LINGARD . .	40, South King Street, Cross Street, Manchester.
3	1889, Nov. 25	WATTS, WILLIAM JOHN . . .	40, South King Street, Cross Street, Manchester.
3	1889, Dec. 9	WAY, HENRY JAMES. . . .	109, Lower St. James' Street, Newport, Isle of Wight.
4	1872, May 6	WEALL, JOHN	38, High Street, Watford.
5	1884, Jan. 14	WEATHERALL, HENRY . . .	22, Chancery Lane, W.C.
1	1882, Jan. 16	WEAVER, WILLIAM, M.I.C.E. .	Town Hall, Kensington, W.
5	1895, Sept. 2	WEBB, CHARLES	Rahilly, Sligo.
1	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
3	1888, Apr. 16	WEBSTER, ALEXANDER . . .	100, Highgate, and 9, Cliff Terrace, Kendal, Westmoreland.
	A. '90, Nov. 22 / F. '97, Feb. 8	*WEBSTER, HUGH CALTHROP .	97, Gresham Street, E.C.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
1659	1889, Dec. 9	WELCH, FREDERICK WILLIAM .	170, North Street, Brighton, and 30A, West Road, Hove, Sussex.
2128	1891, May 23	WELLS, EDWIN	Barnard Castle, Co. Durham.
2553	A. '92, Nov. 28 F. '96, Oct. 1	*WELLS, WILLIAM HENRY . .	22, Lower Phillimore Place, W.
1169	A. '84, May 5 F. '90, Dec. 8	WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot, Dorset.
661	1881, Dec. 19	WELLSTED, WM. H., A.M.I.C.E.	Prince's Dock Chambers, Hull.
2914	1895, Sept. 2	WELPLY, JAMES	65, George Street, Limerick.
3152	1897, Feb. 17	WENBORN, SIDNEY THOMAS. .	Royal Engineer Office, Island Bridge Barra Dublin.
2615	A. '93, Oct. 4 F. '95, Oct. 1	*WEST, CHARLES HENRY EDWARD	5A, Orchard Street, Portman Square, W.
744	1882, Feb. 13	WESTBURY, GEORGE HENRY .	The Knoll, Andover, Hants.
2045	1891, Mar. 14	WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield, Hants.
1454	1888, Feb. 6	WHALLEY, HENRY SHAW . .	3, Hunter Street, Town Hall Square, Chester
779	1882, Mar. 13	WHARTON, THOMAS GEORGE .	7 and 8, Ironmonger Lane, E.C.
2554	A. '92, Nov. 28 F. '97. June 28	*WHEELER, JOHN HENRY WEST	189, Fulham Road, South Kensington, S.W.
2616	A. '93, Oct. 4 F. '97, Oct. 4	*WHITAKER, ERNEST VICTOR .	Gorsty Villa, St. Peter's Road, St. Albans, He
2427	1891, Nov. 4	WHITE, ALFRED E., A.M.I.C.E.	Town Hall, Hull.
3015	1896, Jan. 21	WHITE, ARTHUR	99, George Street, Limerick.
1958	1891, Jan. 17	WHITE, ARTHUR JEFFERY . .	Wrangaton, South Brent, South Devon.
1959	1891, Jan. 17	WHITE, CHARLES ALEXANDER .	18, High Street, Dorking, Surrey.
2428	1891, Nov. 4	WHITE, JAMES ALEXANDER . .	18, High Street, Dorking.
745	1882, Feb. 13	WHITE, JOHN.	Warrington, Lancashire.
2916	1895, Sept. 2	WHITE, RICHARD	Cloncallon, Ballymahon, Mullingar.
2429	1891, Nov. 4	WHITE, WILLIAM HENRY . .	31, Eldon Street, South Place, Finsbury, E.C
701	1882, Jan. 16	WHITELEY, CHARLES PERRY .	82, Queen Street, E.C.
2723	A. '94, Oct. 30 F. '96, May 11	*WHITTAKER, JOHN DRONSFIELD, B.A. (*Cantab.*)	Oxford and Cambridge Club, Pall Mall, S.W
2431	1891, Nov. 4	WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
3303	1898, Feb. 18	WHYTE, JOHN	City Chambers, Glasgow.
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
234	A. '70, Feb. 7 F. '76, Nov. 13	WIGRAM, JOHN	South Collingham, Newark, Notts.
2492	1892, Feb. 26	WILBRAHAM, EDWARD SIDNEY .	Estate Office, St. Giles, Salisbury.
2046	1891, Mar. 14	WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
2433	1891, Nov. 4	WILKIN, HORACE MARTIN . .	King's Lynn, Norfolk.
2434	1891, Nov. 4	WILKINS, WILLIAM	Pencastell, Llanelly, Carmarthenshire.
721	1882, Jan. 30	WILKINSON, GEORGE AYSCOUGH	7, Poultry, E.C.
1960	1891, Jan. 17	WILKINSON, GEORGE HERBERT.	7, Poultry, E.C.
1226	1884, Dec. 8	WILKINSON, THOMAS . . .	170, North Street, Brighton, and 30A, West Road, Hove, Sussex.
1766	1890, Mar. 10	WILLIAMS, EDWARD BICKERTON	City Chambers, 82, New Street, Birmingham
2435	1891, Nov. 4	WILLIAMS, GERALD GARNONS .	St. John's Mount, Brecon, South Wales.

Dip. No.	*Date of Election and of Transfer.*	FELLOWS.	
788	A. '95, Mar. 18 F. '98, May 2	*Williams, Henry Cuthbert .	2, Union Court, Old Broad Street, E.C.
094	1884, Feb. 11	Williams, John	Gwernhefin, Bala, North Wales.
378	A. '75, Jan. 18 F. '90, Feb. 24	Williams, Leonard James .	118, Queen Victoria Street, E.C.
240	1870, May 9	Williams, Stph. W., F.R.I.B.A.	Rhayader, Radnorshire.
568	A. '80, Jan. 19 F. '88, Apr. 16	Williams, William Herbert.	Great Western Railway, Paddington, W.
617	A. '98, Oct. 4 F. '97, Feb. 22	*Willis, Edward	21, Cornwall Gardens, Willesden Green, N.W.
917	1895, Sept. 2	Willis, Gilbert de Laval .	4, Kildare Street, Dublin.
918	1895, Sept. 2	Willis, Henry de Laval . .	Ennis, Co. Clare.
593	1889, Feb. 25	Willmot, George Dyott . .	6, Waterloo Street, Birmingham.
807	A. '82, Apr. 24 F. '87, May 9	Willmot, John	6, Waterloo Street, Birmingham.
919	1895, Sept. 2	Wilson, Arthur Jn. de Courcy	Garvagh, Edgesworthstown.
004	1883, Dec. 17	Wilson, Sir Jacob	Board of Agriculture, 3, St. James's Square, S.W., and Chillingham, Alnwick.
488	1899, Feb. 16	Wilson, James	26, Renfield Street, Glasgow.
141	A. '96, Oct. 28 F. '99, Jan. 23	*Wilson, Lawrence Richard .	St. Andrew's Chambers, Albert Square, Manchester.
562	1881, Dec. 19	Wilson, Thomas Silk . . .	Albert Square, Manchester.
062	1891, Jan. 17	Wilson, William Henry . .	29, Fountain Street, Manchester.
336	1891, Nov. 4	Winn, Thomas	90, Albion Street, Leeds.
304	1898, Feb. 18	Winning, Douglas Campbell Wills	Municipal Buildings, Broughty Ferry, N.B.
963	1891, Jan. 17	Winterton, Harry John Campion	St. Mary's Chambers, Lichfield.
964	1891, Jan. 17	Winterton, William Moxon .	Walton Warren, Burton-on-Trent.
337	1891, Nov. 4	Wise, Charles Dacres . .	Toddington, Winchcomb, Glos.
447	1891, Mar. 14	Withall, Latham A., F.R.I.B.A.	Jewry House, Old Jewry, E.C.
30	1891, May 23	Wolfenden, Thomas . .	54, Hall Street, Southport, Lancashire.
38	1891, Nov. 4	Wolley, Thomas John . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
40	A. '94, Feb. 23 F. '99, Jan. 23	*Wonnacott, Ernest William Malpas, A.R.I.B.A. . . .	74, Torbay Road, Brondesbury, N.W.
09	A. '90, Nov. 22 F. '91, May 25	*Wood, Charles Bruce. . .	26, Haldon Road, West Hill, Wandsworth, S.W.
39	A. '79, Mar. 17 F. '91, July 6	Wood, Henry	97, Gresham Street, E.C.
74	1888, Mar. 19	Wood, John Daniel . . .	6, Mount Street, W.
8	1891, Mar. 14	Wood, William	Ivymeath, Snodland, Rochester, Kent.
73	1890, Nov. 22	Woodbridge, Stephen, Jun. .	210, High Street, Brentford.
4	1890, Nov. 22	Woodforde, Lionel Burnet .	Milton Ferry, Peterborough.
5	1882, Dec. 18	Woodhams, James	Havelock Road, Hastings.
1	1891, May 23	Woodman, Thomas Foster .	32, St. Peter Street, St. Albans.
7	A. '92, Nov. 28 F. '95, Oct. 1	*Woods, Arthur George . .	Hampton House, Grove Road, Hounslow.
2	1891, May 23	Woods, Thomas	4 and 5, Church Parade, Hounslow, Middlesex.

No. Dip.	Date of Election and of Transfer.	FELLOWS.	
2439	1891, Nov. 4	WOODTHORPE, E., F.R.I.B.A., M.A. (*Oxon.*)	1, Circus Place, E.C.
711	A. '82, Jan. 16 / F. '90, Apr. 14	WOODWARD, WM., A.R.I.B.A. .	13, Southampton Street, Strand, W.C.
3287	A. '97, Oct. 26 / F. '98, Oct. 3	*WOOF, ROBERT STEPHENSON .	Estate Office, Lowther, Penrith, Cumberland.
2440	1891, Nov. 4	WOOLER, WALTER HERNAMAN .	Waterloo Street, Weston-super-Mare.
2049	1891, Mar. 14	WOOLLEY, JOHN TURTON . .	Salisbury, Wilts.
618	1881, Feb. 21	WOOLLEY, REGINALD. . . .	Silver Street, Lincoln, and South Collingha Newark, Notts.
427	A. '76, Feb. 7 / F. '80, Nov. 8	WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.
267	A. '71, Nov. 13 / F. '77, Jan. 29	WOOLLEY, WILLIAM EDWARD .	The Red House, Loughborough, Leicestershir
1876	1890, Nov. 22	WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Notts.
680	A. '81, Dec. 19 / F. '87, Jan. 10	WREATHALL, ROBERT T. . .	The Vestry Hall, St. Martin's Place, Trafalg Square, W.C., and Manor House, Greenhi Harrow.
2441	1891, Nov. 4	WRENNALL, WILLIAM . . .	9, Harrington Street, Liverpool.
2442	1891, Nov. 4	WRIGHT, CHARLES WILLIAM .	Wollaton, Notts.
2443	1891, Nov. 4	WRIGHT, GEORGE THOMAS GREEN	3, Great Winchester Street, E.C.
1200	1884, May 26	WRIGHT, JAMES	St. James's Street, Derby.
2444	1891, Nov. 4	WRIGHT, JAMES	Rawcliffe, near Selby, Yorkshire.
288	1872, Apr. 22	WRIGHT, WILLIAM . . . . . (*Member of Council*)	Wollaton, Nottinghamshire.
292	1872, Dec. 9	WRIGHT, WILLIAM EDWARD .	King's Lynn, Norfolk.
1749	1890, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
722	1882, Jan. 30	WYATT, OLIVER NEWMAN . .	East Street, Chichester.
2620	A. '93, Oct. 4 / F. '95, Nov. 1	*WYLES, JOHN WALTER . . .	Melrose, Cambridge Park, Wanstead, N.E.
1120	1884, Mar. 10	WYLEY, HENRY JAMES . . .	Bridgnorth, Shropshire.
1227	1884, Dec. 8	WYLEY, WILLIAM JOHN . .	2, School Chambers, Shrewsbury.
2920	1895, Sept. 2	WYNNE, ALFRED HENRY . .	Collon, Drogheda.
2445	1891, Nov. 4	YORK, HENRY	East Barnet Valley Urban District Coun Station Road, New Barnet.
599	A. '81, Jan. 10 / F. '91, Jan. 5	YOUNG, ANDREW	London County Council, 17, Spring Gardens, S.
2493	1892, Feb. 26	YOUNG, CHARLES.	Alton, Hants.
1880	1890, May 29	YOUNG, DOUGLAS.	51, Coleman Street, E.C.
2446	1891, Nov. 4	YOUNG, EDWARD H., A.M.I.C.E.	Central Chambers, South Castle Street, Liverpo
2921	1895, Sept. 2	YOUNG, GEORGE LAWRENCE . .	Randalstown, Co. Antrim.
2473	A. '91, Nov. 4 / F. '92, Nov. 14	*YOUNG, HARRY AUSTIN LINDSAY	The Johnstone Estate Office, Weymouth, Dors
524	A. '78, Dec. 9 / F. '91, Feb. 2	YOUNG, MORGAN HENRY . . .	17, Southampton Street, Bloomsbury Square, W
2447	1891, Nov. 4	YOUNG, OSWALD WILLIAM . .	Mersey Docks and Harbour Board, Liverpool.
2922	1895, Sept. 2	YOUNG, OWEN WALLER O'GRADY	Harristown, Castlerea, Co. Roscommon.
2448	1891, Nov. 4	YOUNG, THOMAS	67 and 69, Chancery Lane, W.C.
3489	1899, Feb. 16	YUILLE, ROBERT	58, South Portland Street, Glasgow.

Total number of Fellows, 1,899.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus ¶

Number.	Date of Election.			
648	1894, Oct.	30	*Adams, Gerald Jas. Frederick	19, High Street, Herne Bay, Kent.
929	1895, Oct.	24	*Adams, Herbert	43, Thornhill Road, Barnsbury, N.
92	1897, Oct.	26	*Addie, John Heathcote . .	Estate Office, Llanover, Abergavenny, Monmouthshire.
972	1896, Oct.	29	*Addiscott, Henry Hugh . .	31, Jenner Road, Stoke Newington, N.
664	1893, Oct.	4	*Allen, John Parnell . . .	23, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
739	1898, Oct.	29	*Allpress, Horace Edward .	90, Whitehead's Grove, Chelsea, S.W.
738	1898, Oct.	29	*Allsebrook, Arthur, B.Sc. (*Edin.*)	29, Fleet Street, E.C.
773	1896, Oct.	28	*¶Ambler, Sydney Wood . .	10, Leighton Street, Woburn, Bedfordshire.
831	1895, Oct.	24	*Anderson, Thomas John . .	59, Fenchurch Street, E.C.
440	1898, Oct.	29	*Andrews, Arthur George .	9, Northgate Street, Chester.
441	1898, Oct.	29	*Andrews, Herbert George .	24, Fanthorpe Street, Lower Richmond Road, Putney, S.W.
774	1896, Oct.	28	*Andrews, Stephen Hampton .	22, Langdale Road, Headlands, Scarborough.
442	1898, Oct.	29	*¶Angel, Francis Houghton .	50, Russell Road, Kensington, W.
993	1897, Oct.	26	*Appleby, Frank Sefton . .	3, Lawrence Road, Wavertree, Liverpool.
377	1890, Nov.	22	*Armytage, Francis Reginald.	Windsor House, Shrewsbury.
942	1896, June	2	*Arno, Samuel	Park House, 63, Cawley Road, South Hackney, N.E.
850	1890, Feb.	24	*†Assiter, Harry G. . . .	19, Old Queen Street, Westminster, and The Weald House, Wealdstone, Harrow, Middlesex.
850	1894, Oct.	30	*Astley, Reginald Basil . .	Acton Reynold, Shrewsbury.
843	1898, Oct.	29	*Attlee, Edward Guy . .	55, Pall Mall, S.W.
978	1890, Nov.	22	*¶Aylen, Cecil Hugh . . .	Avondale, Edinburgh Road, Carshalton, Surrey.
904	1897, Oct.	26	*¶Baddeley, Bernard Beresford	Lakefield, Woodberry Down, N.
981	1885, Dec.	7	*Baker, Cecil Cautley. . .	Rosses, Co. Sligo, Ireland.
994	1898, Oct.	29	*¶Baker, Geoffrey Clinton .	66, Victoria Street, S.W.
438	1879, Dec.	8	Balding, Albert	57, Coleman Street, E.C., and Barkway, Herts.
912	1888, Dec.	10	*Ball, James Benjamin . .	Engineer's Office, L.D. & E.C. Railway, Chesterfield.
912	1895, Oct.	24	*¶Banks, Frederick Stuart Angus	101, Bethune Road, Stamford Hill, N.
977	1893, Oct.	4	*¶Bannister, Tom Harrison Caffyn	Limehurst, Hayward's Heath, Sussex.

† Special Sanitary Science Certificate.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
1880	1890, Nov. 22	*Barclay, Thomas	7, Victoria Road, Harborne, Birmingham.
3345	1898, Oct. 29	*¶Barns, Stephen Allen . .	51, Brooke Road, Stoke Newington, N.
1247	1885, Jan. 26	*Barratt, Harry	Hill View, Corser Street, Stourbridge, Worcestershire.
3490	1899, Feb. 16	*Barratt, Leigh	Heathfield, Preston Road, Southport, Lancashi
1409	1887, Dec. 19	*Bateman, Arthur Charles .	Oriel House, Witney, Oxon.
3346	1898, Oct. 29	*Baverstock, Harold Bridge .	10, High Street, Abingdon, Berks.
3076	1896, Oct. 28	*Beach, Archibald William Hicks, Capt.	Wick House, Downton, Wilts.
2451	1891, Nov. 4	*Beasley, John Arthur Llewellyn	37, Friar Lane, Leicester.
3347	1898, Oct. 29	*Bedwell, Ernest Charles .	27, Loughborough Road, Brixton, S.W.
2651	1894, Oct. 30	*Beken, George, Jun. . . .	65, Cazenove Road, Stamford Hill, N.
3195	1897, Oct. 26	*Benson, Francis Riou . . .	Harnage House, near Shrewsbury.
2933	1895, Oct. 24	*¶Bentley, Harold Edwin .	Percy Lodge, Twickenham Road, Teddington.
3348	1898, Oct. 29	*Berry, Charles Windsor. .	Bracondale, Worple Road, Wimbledon, S.W.
3349	1898, Oct. 29	*Betenson, Frederic Roger .	26, Caversham Road, N.W.
3350	1898, Oct. 29	*Bettridge, John Charles Lebon	52, Hamilton Road, Wimbledon, S.W.
3351	1898, Oct. 29	*Bibbey, Thomas	Surveyor's Office, Audley, Staffordshire.
3196	1897, Oct. 26	*¶Bickford, Joseph Grant .	23, Charleville Road, West Kensington, W.
3197	1897, Oct. 26	*¶Bidwell, Philip Shelford .	St. Mary's Street, Ely, Cambridgeshire.
388	1875, Feb. 1	Bidwell, Shelford . . .	Estates Office, Drayton Manor, Tamworth.
3309	1898, Feb. 18	*Bigg, Lionel Thursfield . .	Plantation Farm, Wolverton, Basingstoke, Hant
2934	1895, Oct. 24	*Birch, Francis Julian Laurence	Nettlecombe, Melplash, R.S.O., Dorset.
3198	1897, Oct. 26	*¶Bird, John Bowyer . . .	26, Harrington Gardens, S.W.
3199	1897, Oct. 26	*¶Blackshaw, Charles. . .	40A, Stafford Road, Kilburn, N.W.
2935	1895, Oct. 24	*¶Blount, Edward	4, Frederick's Place, E.C.
1283	1885, Dec. 7	*Blundell, Harry, A.M.I.C.E.	Great Central Railway District Engineer's Office, Guide Bridge, near Manchester.
1158	1881, May 5	Blunt, Herbert Arthur Scawen.	Estate Office, Bifrons, near Canterbury, Kent.
3154	1897, Feb. 17	*¶Blunt, Montague Cecil .	8, Westbourne Crescent, Hyde Park, W.
3352	1898, Oct. 29	*Blyth, George Alfred . .	Leighs Lodge, Felsted, Essex.
3077	1896, Oct. 28	*Boden, Maurice	133, Finchley Road, N W.
2570	1893, Oct. 4	*Bodger, Percy Morris . .	Alexander Lodge, 4, St. Faith's Lane, Norwich
1159	1884, May 5	Bond, Frederick George . .	Old Bank House, Ipswich.
2936	1895, Oct. 24	*Boord, Walter Bertram . .	Berverley House, Pateley Bridge, Yorks.
3078	1896, Oct. 28	*Bösher, Victor Evans . . .	10, The Undercliffe, St. Leonard's-on-Sea, Susse
1331	1886, Dec. 6	*Bousfield, Edwin Vaughan Davenport	99, Gresham Street, E.C.

ip. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	
33	1891, May 23	*Bowden, Ernest Newton	Edge Lane, Stretford, Manchester.
201	1897, Oct. 26	*Bowden, Harry	71, Wroughton Road, Wandsworth Common, S.W.
34	1891, May 23	*¶Bowden, John Friendship	Park View, Newport, Barnstaple, Devon.
523	1888, Dec. 10	*Bower, Arthur Wentworth Chivers	Moat Hall, Ouseburn, Yorks.
202	1897, Oct. 26	*¶Brackett, William Newbegin	83, Maldon Road, Colchester, Essex.
079	1896, Oct. 28	*Bradshaw, Arthur Stanley	Borough Surveyor's Office, Town Hall, Bedford.
987	1895, Oct. 24	*Bradwell, Gervase Hubbart	4, Pelham Terrace, The Park, Nottingham.
965	1891, Jan. 17	*Brevetor, Thomas	28, Eldon Street, E.C.
668	1889, Dec. 9	*Bridgford, Leo Appleton	28, Cross Street, Manchester.
374	1887, Feb. 21	*Briggs, John	London County Council, Spring Gardens, S.W.
080	1896, Oct. 28	*¶Brighton, George Lawrence	6, Challoner Mansions, Challoner Street, West Kensington, W.
078	1884, Jan. 28	Brown, Alexander	Home Farm, Hothfield, Ashford.
353	1898, Oct. 29	*Brown, Arthur Allen	Crown Hill, Croydon.
491	1899, Feb. 16	*Brown, Arthur Frederick	17, Cheyne Gardens, Chelsea, S.W.
081	1896, Oct. 28	*Brown, Frederick	London County Council, Spring Gardens, S.W.
354	1898, Oct. 29	*Brown, Thomas, Jun.	67, Lowther Street, Whitehaven, Cumberland.
410	1887, Dec. 19	*Brown, William Edward	"Langla," Rosslyn Road, Watford, Herts.
326	1894, Feb. 23	*Brown, William Lobin Trant	332, High Road, Kilburn, N.W.
356	1894, Oct. 30	*Bruce, Alexander David	Trowse Newton, Norwich, Norfolk.
944	1883, May 21	Buckland, William Thomas	9, Whitehall Place, S.W.
691	1890, Jan. 6	*Bulbeck, George	Claufield, 84, Elms Road, Clapham Park, S.W.
508	1892, Nov. 28	*Burder, Reginald Edward Campbell	Ham Rectory, Hungerford, Berks.
203	1897, Oct. 2	*Burgess, Henry Herbert Philip	127, Fordwych Road, Brondesbury, N.W.
355	1898, Oct. 29	*Burroughes, Charles Fitzpatrick	Stoughton, Leicester.
204	1897, Oct. 26	*Burrows, Frank Herbert	41, Bank Street, Ashford, Kent.
356	1898, Oct. 29	*Burtenshaw, Albert King	Hailsham, Sussex.
357	1898, Oct. 29	*Burton, Reginald Robert	78, Alderney Street, Pimlico, S.W.
412	1887, Dec. 19	*Buss, Fleetwood George William	City Bank Chambers, 44, Theobald's Road, Bedford Row, W.C.
358	1898, Oct. 29	*Butcher, Thomas Ewen	The Rowans, Beaconsfield Road, St. Albans, Herts.
657	1894, Oct. 30	*¶Butler, Albert Ernest	Agricultural Chambers, 20, Blagrave Street, Reading, Berks.
205	1897, Oct. 26	*¶Butler, Charles	14, Queen Street, Huddersfield, Yorks.
941	1895, Oct. 24	*Butler, Richard Pierce	Ballin Temple, Tullow, Co. Carlow.
160	1884, May 5	Butterworth, Josiah	Mansfield, Notts.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2658	1894, Oct. 30	*CAMBRIDGE, WILLIAM JAMES	Heckford Lodge, Eaton Hastings, Faringdon, Berks.
3359	1898, Oct. 29	*CAMPBELL, CHARLES HOWARD	Highcroft, Weston-super-Mare, Somersetshire
799	1882, Apr. 24	CARD, HENRY	North Street, Lewes, Sussex.
249	1870, Dec. 12	CARDALL, FREDERIC WILLIAM	9, Whitehall Place, S.W.
3492	1899, Feb. 16	*CARGILL, CAMPBELL FEATHERSTON	Matlock Bridge, Matlock.
2659	1894, Oct. 30	*¶CARNELL, SYDNEY GEORGE	Chatford, Stapleton, Shrewsbury.
3360	1898, Oct. 29	*CARR, HERBERT FRANCIS	The Hollies, Waltham Abbey, Essex.
2452	1891, Nov. 4	*¶CARR, THOMAS EDMUND	5, Fulham Place, Paddington, W.
1413	1887, Dec. 19	*CARTER, ALFRED PRESLEY	67, Cromwell Avenue, Highgate, N.
3207	1897, Oct. 26	*CASSIN, CHARLES LANGA	Mayfield, 94, Catford Hill, S.E.
3082	1896, Oct. 28	*CATHCART, ARCHIBALD HAMILTON, THE HON.	31, Grosvenor Place, S.W.
3361	1898, Oct. 29	*CHADWICK, SPENCER	2, Pall Mall East, S.W.
1572	1889, Jan. 28	*CHALCRAFT, HENRY TERRELL	48, Bishopsgate Street Within, E.C.
2572	1893, Oct. 4	*CHAMPION, GEORGE ERNEST	Redwall Farm, Linton, Kent.
1006	1883, Dec. 17	CHAPMAN, VAUGHAN GODFREY ST. JOHN	82, Queen Street, E.C.
3016	1896, Jan. 21	*CHART, CHRISTOPHER	Union Bank Chambers, Croydon.
3362	1898, Oct. 29	*CHATTELL, FRANCIS LORIOT	29A, Lincoln's Inn Fields, W.C.
1525	1888, Dec. 10	*CHENEY, EDWIN JOHN, M.A. (*Cantab.*)	Brooks Hall, Ipswich, Suffolk.
3363	1898, Oct. 29	*CHESTERTON, FRANK SIDNEY	51, Cheapside, E.C.
2509	1892, Nov. 28	*CHILD, CHARLES	Slinfold, near Horsham, Sussex.
1526	1888, Dec. 10	*CHILD, EDMUND HERBERT	Sandiacre, near Nottingham.
3208	1897, Oct. 26	*CHIPP, GEORGE	Blake Street, York.
3364	1898, Oct. 29	*CLARK, NATHANIEL, JUN.	Beamish, Pitt Hill, R.S.O., Durham.
3209	1897, Oct. 26	*CLARKE, CHARLES WENTWORTH	Southfield, Hessle, East Yorkshire.
3210	1897, Oct. 26	*CLARKSON, WILLIAM	136, High Street, Poplar, E.
426	1876, Feb. 7	CLAYDEN, WALTER	6, Moorgate Street, E.C.
3211	1897, Oct. 26	*COBBE, HENRY ALEXANDER	31, Nicholas Lane, Lombard Street, E.C.
1665	1889, Dec. 9	*‡COLBOURN, HENRY JAMES	6, Priory Road, Newbury, Berks.
3365	1898, Oct. 29	*COLE, FRANCIS JOSEPH	26, Brigstock Road, Ashley Road, Bristol.
1202	1884, May 26	COLLIER, ARTHUR CHARLES	5, Lancaster Place, Strand, W.C.
3083	1896, Oct. 28	*¶COLLINS, HORACE	Frankfort House, Randolph Road, W.
1831	1890, May 29	*COLLYER, DANIEL WILLIAM	Sharples Hall, Bolton-le-Moors, Lanc.
3366	1898, Oct. 29	*CONSTABLE, JOHN	Ardle Lodge, Southfields, Wandsworth, S.W.

‡ Special Forestry Certificate.

Pp. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
12	1897, Oct. 26	*Cooke, Frederick Roper . .	22, Station Street, Port Talbot, Glamorgan.
510	1892, Nov. 28	*Cooke, Lionel	66, Cannon Street, E.C.
067	1898, Oct. 29	*¶Cope, William George . .	8, Orchard Street, Portman Square, W.
945	1895, Oct. 24	*Corfield, Thomas	Greenwich District Board of Works, 141, Greenwich Road, S.E.
984	1896, Oct. 28	*Cory, Edward John . . .	High Street, Rye, Sussex.
213	1897, Oct. 26	*Councell, Thomas James . .	2, Queen Anne Buildings, Baldwin Street, Bristol.
946	1895, Oct. 24	*Cowell, Herbert Lee . . .	Norwood House, Usk, Mon.
985	1896, Oct. 28	*Cowell, Wilfred Lee . . .	Newquay, Cornwall.
986	1896, Oct. 28	*¶Cowin, Norris Tynwald . .	21, Argyle Square, King's Cross, W.C.
747	1882, Feb. 13	Cowper, Richard William . .	81, High Street, Sittingbourne, Kent.
214	1897, Oct. 26	*Cowper, William Shapland .	Tunstall, Sittingbourne, Kent.
578	1893, Oct. 4	*Cox, Reginald John . . .	19, Preston Street, Brighton.
087	1896, Oct. 28	*¶Cox, Walter Theodore . .	"Belmont," College Road, Maidstone, Kent.
222	1870, Jan. 10	Crawley, William Jeeves . .	Sayesbury, Sawbridgeworth, Herts.
661	1894, Oct. 30	*Cregeen, Hugh Stowell, Jun.	"Hurst," Hamilton Road, Sidcup, Kent.
515	1881, Mar 21	Cresswell, John Theodore Rose	9, Whitehall Place, S.W.
310	1898, Feb. 18	*¶Cronk, Charles Tylee . .	Sevenoaks, Kent,
562	1894, Oct. 30	*Crosier, Charles	Victoria Chambers (opposite Surrey Street), Lowestoft, Suffolk.
335	1886, Dec. 6	*Crosland, Walter	Estate Office, Buscot Park, Faringdon, Berks.
548	1889, Jan. 4	*Crouch, James Leonard . .	3, Guildhall Chambers, 33, Basinghall Street, E.C.
047	1895, Oct. 24	*¶Crowther, Keston Nelson .	Holwood, 29, Macaulay Road, Clapham Common, S.W
043	1896, June 2	*Crozier, George Francis . .	Carrickbrennan, Monkstown, Co. Dublin.
587	1879, Mar. 17	Cudlipp, William	33, Poultry, E.C.
368	1898, Oct. 29	*¶Culverhouse, Cecil Goldar Fearn	9, Whitehall Place, S.W.
877	1883, Jan. 29	Cumberbatch, Carlton Parry	9, Whitehall Place, S.W.
216	1897, Oct. 26	*Cushen, Charles Osmon . .	Elmslea, Woodford Road, Snaresbrook, Essex.
217	1897, Oct. 26	*Dadd, Charles John Thomas	London County Council, Spring Gardens, S.W.
945	1883, May 21	Daffarn, Thomas Alfred. .	12, St. George's Avenue, Tufnell Park, N.W.
156	1897, Feb. 17	*Dafforn, George Bertie . .	25, High Street, Wimbledon, S.W.
369	1898, Oct. 29	*Dancaster, Arthur . . .	"Goodwin," Richmond Park, Bournemouth, Hants.
218	1897, Oct. 26	*¶Dangerfield, Thomas Samuel	14, St. George's Terrace, South Kensington, S.W.
088	1896, Oct. 28	*¶Daniel, Henry Wilkinson .	Borough Surveyor's Office, Town Hall, Burton-on-Trent.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2628	1894, Feb. 23	*Darbishire, Harry Vernon .	Oakdene, Cowden, Kent.
2574	1893, Oct. 4	*David, George Willoughby B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
3219	1897, Oct. 26	*Davidson, Richard Bruce .	St. John's Villa, 102, Prescot Road, St. Helen's, Lancs.
2139	1891, May 23	*Davis, Neville B., A.M.I.C.E.	Waterworks Office, Leicester.
3157	1897, Feb. 17	*Davis, William Henry Harold,	Lynn Road, Wisbech, Cambridgeshire.
3370	1898, Oct. 29	*Dawson, George Crosbie . .	Daisyfield, Nuncaton, Warwickshire.
946	1883, May 21	Dawson, Henry Aufrere . .	29, Lincoln's Inn Fields, W.C.
1008	1883, Dec. 17	Dawson, Walter Henry . .	Forster Estate Office, Southend, Catford, S.E.
2731	1895, Mar. 18	*Delamare, Frank	Clun House, Surrey Street, W.C.
3220	1897, Oct. 26	*¶Denton, William	Montgomery Chambers, Hartshead, Sheffield, Yorkshire.
1528	1888, Dec. 1	*Dixon, Francis Edward, A.M.I.C.E.	49, Lune Street, Preston.
3221	1897, Oct. 26	*Douglas, Bernard Moxon .	5, Chesterfield Gardens, Oakhill Road, East Putney, S.W.
3089	1896, Oct. 28	*Draper, Edwin Maxwell . .	2, Lansdowne Villas, Harlington, Hounslow.
748	1882, Feb. 13	Drew, Allen	80, Cheapside, E.C.
3222	1897, Oct. 26	*Drew, Walter Hubert . .	Grove Cottage, Cookham Dean, Maidenhead, Berks.
2629	1894, Feb. 23	*Druce, Edric	Cheshire Agricultural College, Holmes Chapel, Cheshire.
1229	1884, Dec. 8	*Dunning, Bernard Simon .	104B, Mount Street, W.
3371	1898, Oct. 29	*Dyer, Frederick Burfield .	2, St. Andrew's Place, Lewes, Sussex.
3090	1896, Oct. 28	*¶Easter, William	Wiggenhall St. German, King's Lynn, Norfolk.
2578	1893, Oct. 4	*Easton, Walter John. . .	101, Mill Hill Road, Mill Hill Park, W.
2580	1893, Oct. 4	*Elgar, Walter Robinson . .	Park Road, Sittingbourne, Kent.
3372	1898, Oct. 29	*Elliott, Arnold	Tokenbury, Liskeard, Cornwall.
3223	1897, Oct. 26	*Ellis, Alfred Cave . . .	57, Chancery Lane, W.C.
3373	1898, Oct. 29	*Ellis, Arnold Robertson. .	Summersbury, Shalford, Guildford.
3224	1897, Oct. 26	*Ellis, Louis Boissevain . .	Broxmore, Claremont Avenue, Woking, Surrey.
3091	1896, Oct. 28	*Elphick, George Pelham . .	Foregate Street, Chester.
2950	1895, Oct. 24	*Evans, Ernest Sydney . .	Ovenden, Kingswood Road, Wimbledon, S.W.
3017	1896, Jan. 21	*Evans, Percival Baker . .	55, Oxberry Avenue, Fulham, S.W.
2664	1894, Oct. 30	*¶Eve, Charles Gerald . .	2, St. Paul's Square, Bedford.
2515	1892, Nov. 28	*Evered, Gilliebrand Elwin	10, Victoria Avenue, Surbiton, Surrey.
2516	1892, Nov. 28	*Everett, Arthur Sherman .	14, Homefield Road, Wimbledon, S.W.
2665	1894, Oct. 30	*¶Everington, John . . .	Merton House, Dulwich Wood Park, Norwood, S.E.
1667	1894, Oct. 30	*Fagg, Edwin William . . .	19, Camden Gardens, Shepherd's Bush, W.
3092	1896, Oct. 28	*Fair, Arthur Edward . . .	Estate Office, Haigh Hall, Wigan.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2951	1895, Oct. 24	*¶Farmer, Hugh Cecil . .	9, Whitehall Place, S.W.
3225	1897, Oct. 26	*Farnham, William Augustus	Town Hall, Milton-next-Sittingbourne, Kent.
609	1881, Feb. 7	Few, Harry Garrard . . .	3, Upper Richmond Road, Putney, S.W.
3374	1898, Oct. 29	*Field, Charles Roland . .	54, Borough High Street, S.E.
668	1894, Oct. 30	*Finch, Clement Robert . .	Leverstock Green Vicarage, Hemel Hempstead, Herts.
3093	1896, Oct. 28	*Fisher, Robert	37, Inman Road, Craven Park, Harlesden, N.W.
1123	1884, Mar. 10	Fitness, John Francis . . .	80, Cheapside, E.C.
3044	1896, June 2	*Fleetwood, George Spalding .	3, New Court, Carey Street, Lincoln's Inn, W.C.
916	1883, April 2	Fletcher, George Rivers. .	2, Basinghall Street, E.C.
3018	1896, Jan. 21	*Flight, Alfred	South Street, Epsom, Surrey.
1838	1890, Nov. 22	*Forrest, William	Windsor Estate Office, St. Fagans, Cardiff.
1775	1890, Mar. 24	*Forster, Walter Hill . .	The Grove, Chapel Field, Norwich.
3045	1896, June 2	*¶Foster, Edward Charles. .	54, Pall Mall, S.W.
3375	1898, Oct. 29	*Foster, Henry Helm . . .	27, Avenue Parade, Accrington, Lancs.
3376	1898, Oct. 29	*Foulkes, Noel Macintyre .	Grove Lodge, Tring, Herts.
2732	1895, Mar. 18	*Fox, Charles Edward . . .	7, Rawson Street, Halifax, Yorkshire.
2669	1894, Oct. 30	*¶Fox, Frederick Russell .	The Fold, Newport, Barnstaple, North Devon.
2953	1895, Oct. 24	*Funnell, Horace Frederick .	Hurstleigh, 35, Camberwell Grove, S.E.
751	1882, Feb. 13	Furber, Henry Aubrey . .	2, Warwick Court, Gray's Inn, W.C.
3226	1897, Oct. 26	*¶Furmedge, John Harris . .	Estate Office, Lucknam, Chippenham, Wilts.
3094	1896, Oct. 28	*Gale, Arthur Witherby . . .	Ranelagh Road, Winchester.
1693	1890, Jan. 6	*Galsworthy, Vincent Somers.	29, Fleet Street, E.C.
3377	1898, Oct. 29	*¶Gardiner, Robert Strachan	Lydart Farm, near Monmouth.
1889	1890, Nov. 22	*¶Garrard, Arthur Norman (*Professional Associate of Council*)	8, Frederick's Place, Old Jewry, E.C.
2670	1894, Oct. 30	*Garrett, Arthur Berry . .	16, Hanover Street, W.
702	1882, Jan. 16	Garrod, Herbert James . .	Cheveley, Newmarket.
3227	1897, Oct. 26	*Gayer, Alfred Edward . .	The Hawthorns, Bonsall Street, Long Eaton, near Nottingham.
3046	1896, June 2	*Gethin, Randolph George .	Holywell, Co. Sligo.
2671	1894, Oct. 30	*Gilbert, John Sainsbury .	70, Queen Street, Cheapside, E.C.
3095	1896, Oct. 28	*Goadby, Howard	Guthlaxton, Marlborough Avenue, Reading, Berks
3378	1898, Oct. 29	*Goadby, Joseph Stubbins. .	London County Council, 9, Spring Gardens, S.W.
3228	1897, Oct. 26	*¶Goldsmith, Douglas Fleet .	Petersfield, Hants.
956	1883, May 25	Gore, William Joll . . .	22, Conduit Street, W.
1669	1889, Dec. 9	*Grant, Joseph	Avisford, Upper Addiscombe Road, Croydon.

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3229	1897, Oct. 26	*Gray, Horace Norman . .	334, Commercial Road, E.
2583	1893, Oct. 4	*Gray, Percy William . . .	29, St. Andrew's Street, Cambridge.
3096	1896, Oct. 28	*Green, Arthur Edward . .	Oakthorpe, Luton, Bedfordshire.
1012	1883, Dec. 17	Green, James Henry Townsend	22, Chancery Lane, W.C.
1418	1887, Dec. 19	*Green, Thomas John . . .	13, King Street, Maidstone, Kent.
3097	1896, Oct. 28	*Greenfield, Frederick James	Wood View, Innerbrook Road, Cockington, T quay, Devon.
1230	1884, Dec. 8	*Greenop, Edward, A.R.I.B.A.	5, Quality Court, Chancery Lane, W.C.
3230	1897, Oct. 26	*Greenwood, Ernest . . .	360, High Road, Chiswick, W.
2522	1892, Nov. 28	*Griggs, Hy. Jenner, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Mon.
1076	1884, Jan. 28	Grimwade, Henry	Colchester, Essex.
3379	1898, Oct. 29	*Gripper, Joseph Edward . .	62, Sydney Street, Cambridge.
1550	1889, Jan. 14	*¶Gunter, James.	Estate Office, Glasbury, Radnorshire.
1231	1884, Dec. 8	*Halkyard, William Redford .	Oakfield Styal Road, Wilmslow, Cheshire.
117	1884, May 19	Hall, Charles Pell . . .	Park Farm Office, Woburn, Beds.
3020	1896, Jan. 21	*Hall, Frederick Walter .	Bailiffgate, Alnwick, Northumberland.
3231	1897, Oct. 26	*Hall, Henry Alexander Thomas	26, Upper Leeson Street, Dublin.
2956	1895, Oct. 24	*Hall, Thomas Biddle. . .	26, Paradise Street, Birmingham.
770	1882, Feb. 27	Hamilton, John Paynter . .	64 and 65, Coleman Street, E.C.
2957	1895, Oct. 24	*Hankey, Gilbert Lionel . .	80, Elm Park Gardens, S.W.
2525	1892, Nov. 28	*Hankinson, Francis Henry .	Glendalyn, New Milton, Hants.
2675	1894, Oct. 30	*Hardiman, Harry	Colwyn House, Priory Avenue, Hastings.
1419	1887, Dec. 19	*Harding, Frederick Allcroft	44A, Wilton Road, Victoria Station, S.W.
2958	1895, Oct. 24	*Hardwick, Arthur Jessop. .	Eagle Chambers, Kingston-on-Thames.
614	1881, Feb. 21	Harper, Edgar Josiah . .	Estate Office, London County Council, Spri Gardens, S.W.
2959	1895, Oct. 24	*Harrison, Arthur	99, High Street, Stockton-on-Tees.
2960	1895, Oct. 24	*Harrison, Cyril Henry Gilmore	Mentmore Estate Office, Ledburn, Leighto Buzzard.
2676	1894, Oct. 30	*¶Harrison, George John Robertson	Park Villa, Park Place, Eltham, Kent.
3311	1898, Feb. 18	*Harrison, Henry Beauchamp .	Draycot Gardens, Sutton Benger, Chippenha Wilts.
3232	1897, Oct. 26	*¶Harrison, John Edward. .	Estate Office, Allestree, Derby.
2961	1895, Oct. 24	*Harvey, Frederick Charles	2, Greaves Villas, The Avenue, Wimborn Dorset.
3380	1898, Oct. 29	*Hassett, Reginald Charles .	14, Dering Street, New Bond Street, W.
2585	1893, Oct. 4	*Hawes, Frederick Kirk . .	Longlands, Holkham, Norfolk.
3381	1898, Oct. 29	*Hawkins, John Frederick .	8, Coleman Street, E.C.

ip. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	
33	1897, Oct. 26	*Hayward, Thomas William Alfred	Surveyor's Office, Town Hall, Sudbury, Suffolk.
62	1895, Oct. 24	*Haywood, Samuel Spencer	Borough and Water Engineer's Office, Municipal Offices, Darwen, Lancashire.
34	1897, Oct. 26	*Head, William Alfred	Norfolk Lodge, Fentiman Road, Clapham. S.W.
82	1898, Oct. 29	*Heal, Harold	Nower Hill, Pinner.
83	1898, Oct. 29	*Healing, Oswald Judd	53, Lady Margaret Road, St. John's College Park, N.W.
84	1898, Oct. 29	*Heath, Henry Cubitt	Kingsbridge House, Westcombe Park, S.E.
87	1885, Dec. 7	*Hebblethwaite, Chas. Henry	10, Waterhouse Street, Halifax, Yorkshire.
14	1883, Dec. 17	Hebden, George Radcliffe	8, Frederick's Place, Old Jewry, E.C.
78	1894, Oct. 30	*Heckford, Harley	Surveyors' Department, Vestry Hall, City Road, E.C.
88	1880, Dec. 13	Hedger, Arthur Constantine	44, Charing Cross, S.W.
26	1892, Nov. 28	*†Hellicar, George Thomas	80, Osbaldeston Road, Stoke Newington, N.
47	1896, June 2	*Hemphill, Charles George Cathcart	11, Ely Place, Dublin.
53	1887, Jan. 10	*Henderson, Richard	Portland Estate Office, Kilmarnock.
28	1883, April 16	Henry, Edward Hugh.	62, High Street, Clapham, S.W.
36	1893, Oct. 4	*Hewett, George Thompson	143, High Street, Guildford, Surrey.
50	1882, Dec. 18	Hewitt, William	Penn Grove, Aylstone Hill, Hereford.
48	1883, May 21	Hicks, Stanley	29, Lincoln's Inn Fields, W.C.
38	1895, Oct. 24	*Hicks, William Rooke	Twickenham Urban District Council, Town Hall, Twickenham.
15	1883, Dec. 17	Hinchliffe, John, Jun.	Bullhouse Hall, Penistone, Sheffield.
35	1898, Oct. 29	*Hinks, Henry	23, Tavistock Road, Croydon.
36	1898, Oct. 29	*Hodges, Cecil Stuart.	Woodholme, Sherwood Rise, Nottingham.
02	1890, Nov. 22	*Hodgkinson, James Henry	2, Ashlynne, Mossley Road, Ashton-under-Lyne.
99	1896, Oct. 28	*Hodgson, Archibald Sanford	Mickleham Cottage, Mickleham, near Dorking, Surrey.
08	1883, Feb. 26	Holbeche, Æmilian Henry	92, Herrick Road, Loughborough.
35	1897, Oct. 26	*Holbrow, Herbert Oliver	20, Elton Road, Bishopston, Bristol.
87	1898, Oct. 29	*¶Holl, Mackintosh Meleng.	Sywell, Northampton.
58	1891, Nov. 4	*Hollis, Herbert	Public Works Office, Port Maria, Jamaica.
59	1891, Nov. 4	*Hollis, Ralph	Springfield, Skirlaugh, Hull.
79	1883, Jan. 29	Holmes, James Thomas	97, Gresham Street, E.C.
30	1894, Oct. 30	*Holmes, John Edward	118A, Westminster Bridge Road, S.W.
00	1896, Oct. 28	*Homfray, Herbert Richards.	Penllyn Castle, Cowbridge, South Wales.
01	1896, Oct. 28	*Hood, Thomas,	Birdbrook, Halstead, Essex.
31	1884, May 19	Hooper, Alfred Frederick	1, Laura Villas, London Road, Andover, Hants.

† Special Sanitary Science Certificate.

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2964	1895, Oct. 24	*¶Hooper, Edgar Wilfred .	Eastington Lodge, Stonehouse, Gloucester.
3102	1896, Oct. 28	*Hooper, Gerald Huntly . .	Shelly Hill, Christchurch, Hants.
2965	1895, Oct. 24	*Horton, William Phelps . .	119, Heath Street, Hampstead, N.W.
866	1883, Jan. 15	Howell, Ernest John . .	116, Cromwell Road, S.W.
3388	1898, Oct. 29	*Howgrave-Graham, George Ernest	28, John Street, Bedford Row, W.C.
3236	1897, Oct. 26	*Howland, Arthur Frank . .	Rushymead, Coleshill, Amersham, Bucks.
3389	1898, Oct. 29	*Hudson, Albert William. .	315, Hoe Street, Walthamstow, Essex.
3390	1898, Oct. 29	*Humphry, Martin George. .	Drayton, Tamworth, Warwickshire.
3237	1897, Oct. 26	*Hutchins, Richard . . .	Estate Office, Ardnagashel, Bantry, Co. Cork
1893	1890, Nov. 22	*Innes, Gilbert Plantagenet Mitchell	29, Great George Street, S.W.
2681	1894, Oct. 30	*Irvine, Archibald Wyndham.	P.O. Box 855, Johannesburg, S.A.R., Trans
2682	1894, Oct. 30	*Jackson, Alfred Ernest . .	City Engineer's Office, Hull.
2683	1894, Oct. 30	*Jackson, Edward Henry . .	Windermere Buildings, Windermere, Westm land.
2966	1895, Oct. 24	*Jackson, Leonard Labrey. .	Exchange Buildings, Bradford, Yorkshire.
3391	1898, Oct. 29	*Jackson, Robert Ewan . .	Hall Gowan, Carnforth, Lancashire.
2630	1894, Feb. 23	*Jarrett, Thomas William .	Norman Villa, Canterbury Road, Sittingbourn
3238	1897, Oct. 26	*Jenkins, Richard James . .	Town Hall, Portsmouth, Hants.
3048	1896, June 2	*Jennings, Fitz-Lawrence Percival Dudley . . .	General Post Office Chambers, Bournemouth
550	1879, Nov. 24	Jessett, Charles	3, Great St. Helen's, E.C.
2460	1891, Nov. 4	*Jessett, Charles Edward Vernon	26, Sarsfeld Road, Balham, S.W.
2968	1895, Oct. 24	*John, Henry Bell	61, Grosvenor Road, Canonbury, N.
3239	1897, Oct. 26	*Johnson, Harry Labron . .	Bella Riva, New Brighton, Cheshire.
3392	1898, Oct. 29	*Johnston, Reginald . . .	Ferndale, The Grove, Swindon, Wilts.
1375	1887, Feb. 21	*Jonas, Samuel Marshall . .	27, Market Hill, Cambridge.
2686	1894, Oct. 30	*Jones, David Pugh . . .	Tymaur Road, Llandaff, Glamorganshire, So Wales.
3393	1898, Oct. 29	*Jones, John Arthur . . .	54, Grafton Road, East Acton, W.
3394	1898, Oct. 29	*Jones, Percy Everley. . .	1, Prince's Street, Westminster, S.W.
1018	1883, Dec. 17	Jordan, George Henry . .	7, Whitehall Place, S.W.
2461	1891, Nov. 4	*Joyce, Harry Ward . . .	Wood Street, Ashby-de-la-Zouch, Leicestersh
1323	1886, May 17	*Jull, William Vincent . .	17, Great George Street, S.W.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
1894	1890, Nov. 22	*KAY, WALTER ROBERT . . .	Athol Street, Douglas, Isle of Man.
2969	1895, Oct. 24	*KEAY, WILLIAM	6, Millstone Lane, Leicester.
2687	1894, Oct. 30	*KEEP, WILLIAM HENRY. . .	Victoria Park, Andover, Hants.
2970	1895, Oct. 24	*KEMSLEY, WILLIAM HUGH . .	41, Bishopsgate Street Within, E.C., and Woodford Green, Essex.
2590	1893, Oct. 4	*KENNETT, CHARLES ARTHUR .	Camperdown, 30, Nelson Road, Hastings.
1077	1884, Jan. 28	KERR, ARTHUR HERBERT . .	Blake Street, York.
3240	1897, Oct. 26	*¶KERR, JOHN MURRAY . . .	Summerfield Park, Llanidloes, Montgomeryshire.
3104	1896, Oct. 28	*KEY, ASTLEY COOPER . . .	P.O., Box 94, Johannesburg, South Africa.
3241	1897, Oct. 26	*KIBBLEWHITE, HENRY JAMES TRELEAVEN	14, Grove Terrace, Highgate Road, N.W.
2688	1894, Oct. 30	*KIESER, WILLIAM HENRY GUSTAV	Town Hall, Torquay, Devon.
2689	1894, Oct. 30	*KILLICK, ANTHONY EDWARD .	29, Terminus Road, Eastbourne, Sussex.
3395	1898, Oct. 29	*KINCAID, HERBERT EDWARD .	7, Leinster Street, Dublin.
1387	1887, Mar. 21	*KING, WILLIAM ISAAC . . .	The Elms, Rickmansworth, Herts.
3105	1896, Oct. 28	*¶KINGSFORD, PERCY HAMILTON	25, Clifton Gardens, Folkestone, Kent.
3493	1899, Feb. 16	*KIRBY, EDMUND FRANCIS JOSEPH	5, Cook Street, Liverpool.
3021	1896, Jan. 21	*KIRK, JOHN WRIGHT . . .	Town Hall, Caxton Street, Westminster, S.W.
3242	1897, Oct. 26	*KNATCHBULL, WYNDHAM PERSSE	Estate Office, Babington, Bath, Somersetshire.
2580	1892, Nov. 28	*¶KNIGHT, GEORGE EDWARD .	2, West Chislehurst Park, Eltham, S.E.
3243	1897, Oct. 26	*LAKE, VIVIAN DAVEY . . .	c/o S. Pearson and Son, Seaham Harbour, Durham.
2973	1895, Oct. 24	*¶LAMPRILL, WILLIAM THOMAS .	63, Broadway, Stratford, E.
2591	1893, Oct. 4	*¶LANCASTER, JOHN ROY . .	85, Gresham Street, E.C.
969	1891, Jan. 17	*LANSDOWN, GEORGE ARTHUR .	9, Regent Street, Waterloo Place, S.W.
2051	1891, Mar. 14	*LARKIN, RICHARD WEBSTER .	Cowley House, Cavendish Road, Balham, S.W.
2974	1895, Oct. 24	*LAUMANN, MONTGOMERY PATRICK JOHN	Church Cottage, Bracknell, Berks.
2494	1892, Feb. 26	*¶LAWLEY, FREDERICK WILLIAM	165, Strand, W.C.
3397	1898, Oct. 29	*LEAKE, ROBERT	"Holmleigh," Palace Gates Road, Wood Green, N.
3106	1896, Oct. 28	*LEANE, WALTER BURDITT . .	Leenwe River Camp, Ashton-Swellendam Railway, Cape Colony, S. Africa.
3244	1897, Oct. 26	*LEATHER, WILLIAM BEAUMONT	The Hollies, Clarendon Road, Leeds.
2975	1895, Oct. 24	*¶LEE, ERNEST EDWARD ARTHUR	29, Basinghall Street, E.C.
3107	1896, Oct. 28	*LEE, FRANCIS BLACKLOCK . .	The White House, Brampton, Cumberland.
441	1876, Apr. 3	LEE, GEORGE CANSFIELD . .	36, The Mount, York.
3108	1896, Oct. 28	*LEE, HENRY	Victoria Chambers, Bank Plain, Norwich.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
3161	1897, Feb. 17	*Leese, Vernon Francis . .	Erlestoke Estate Office, Great Cheverell, Devizes, Wiltshire.
1971	1891, Jan. 17	*Lewis, Arthur Llewelyn . .	45, St. John's Park, Blackheath, S.E.
3398	1898, Oct. 29	*Lewis, John	Worley Road, St. Albans, Herts.
2691	1894, Oct. 30	*Lightfoot, Francis Prideaux	Estate Office, Dunchurch, Rugby.
1143	1884, Apr. 21	Lightfoot, John George . .	9, Whitehall Place, S.W.
2531	1892, Nov. 28	*Little, Henry	23, Pall Mall, S.W.
3399	1898, Oct. 29	*¶ Lloyd, Donald	Wells, Somerset.
3245	1897, Oct. 26	*Lomax, Ernest George . .	Parks Department, London County Council, 9 Spring Gardens, S.W.
2976	1895, Oct. 24	*Lovegrove, Charles Gresham	Potter's Bar, Middlesex.
1183	1884, May 19	Lovesay, William	4, Frederick's Place, E.C.
1355	1887, Jan. 10	*Lowe, Charles Robert . .	30, Somerset Street, Portman Square, W.
489	1877, May 14	Lucas, Joseph	21, Defoe Road, Tooting Graveney, S.W.
3022	1896, Jan. 21	*Luck, George Edward . .	Oakmead, Crouch End, N.
3400	1898, Oct. 29	*Lumley, Frederick Robert .	Testbourne House, Totton, Hants.
1204	1884, May 26	Lynch, James Henry . . .	37, Norfolk Street, Strand, W.C.
2692	1894, Oct. 30	*Lyons, Edward Colvill . .	Estate Office, Briton Ferry, South Wales.
1144	1884, Apr. 21	McCallum, Peter Service .	Midland Railway, Derby.
2592	1893, Oct. 4	*Macer, Alfred Thomas . .	39, Cheapside, E.C.
3312	1898, Feb. 18	*Mackenzie, Hector John Maxwell	5, Beach Villas, Bude, North Cornwall.
3109	1896, Oct. 28	*Mallinson, Charles Herbert	Market Place, Huddersfield, Yorkshire.
2694	1894, Oct. 30	*Mann, Frederick Charles Thomas	Woking, Surrey.
3246	1897, Oct. 26	*Marchant, Robert Charles .	103, High Street, Andover, Hants.
3401	1898, Oct. 29	*Marcus, William Mortimer .	20, Strathblaine Road, New Wandsworth, S.W.
2594	1893, Oct. 4	*Marriott, Cecil Wynn . .	Newmarket, Cambridgeshire.
3162	1897, Feb. 17	*¶ Marshall, Arthur George .	The Members Mansions, 36, Victoria Street, S.W.
3110	1896, Oct. 28	*Martin, Alexander William .	Godfrey House, Godfrey Hill, Woolwich.
1677	1889, Dec. 9	*Mason, Charles William Hayley	206, Marylebone Road, N.W.
2533	1892, Nov. 28	*‡ Maughan, John	Estate Office, Jervaulx Abbey, Middleham, R.S.O., Yorks.
2695	1894, Oct. 30	*May, William Charles . .	61, Melville Road, Walthamstow, Essex.
3247	1897, Oct. 26	*Mayne, Charles Millard. .	158, Earl's Court Road, S.W.

‡ Special Forestry Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
3402	1898, Oct. 29	*MEACHER, EDWARD ERNEST	Radnor Chambers, Cheriton Place, Folkestone, Kent.
3403	1898, Oct. 29	*MEACHER, SYDNEY GEORGE	Sunny Lodge, Malvern Link, Worcestershire.
2597	1893, Oct. 4	*MELLOR, JAMES FREDERICK	110, St. James's Street, Brighton.
1447	1888, Jan. 23	*¶ †MELROSE, FRANK	14, Queen Street, Cheapside, E.C.
2977	1895, Oct. 24	*MENMUIR, ROBERT WILLIAM	21, Coverdale Road, Lancaster.
2535	1892, Nov. 28	*MENZIES, ROBERT	Merton Estate Office, Thetford, Norfolk.
1145	1884, Apr. 21	MERRETT, JAMES	9, Whitehall Place, S.W.
2536	1892, Nov. 28	*MEW, ROBERT HEATH	The Limes, Redhill, Surrey.
3111	1896, Oct. 28	*MEYER, HORACE LEYCESTER	45, High Street, Salisbury, Wilts.
3404	1898, Oct. 29	*MILBOURNE, JOHN SEYMOUR	Fairford, Gloucestershire.
2697	1894, Oct. 30	*MILLER, FREDERICK WILLIAM	77, Grosvenor Road, Pimlico, S.W.
2537	1892, Nov. 28	*MILLER, GEORGE FREDERICK	Town Hall, Hastings.
752	1882, Feb. 13	MILNES, ROBERT	City Surveyor's Office, Guildhall, E.C.
2698	1894, Oct. 30	*MITCHELL, LEWIS	Hurlford, Kilmarnock, N.B.
2248	1897, Oct. 26	*MITCHESON, HARRY	Florence Colliery, Longton, Staffordshire.
3049	1896, June 2	*MOERAN, ARCHIBALD EDWARD	Estate Office, Loughrea, Co. Galway.
3494	1899, Feb. 16	*MOLYNEUX, FRANK EUSTACE	Oakhurst, Springfield Road, Wallington.
1973	1891, Jan. 17	*MOLYNEUX, HERBERT ERNEST	80, Cannon Street, E.C.
2598	1893, Oct. 4	*MONSON, HENRY JOHN	School of Agriculture, Gheezeh, Cairo, Egypt.
3050	1896, June 2	*MOORE, HUGH ARMYTAGE	Crumlin, Co. Antrim.
3405	1898, Oct. 29	*¶ MORRIS, ARTHUR	15, Denbigh Place, S.W.
699	1894, Oct. 30	*¶ MORRIS, WILLIAM HENRY	West House, Chirbury, Shropshire.
2539	1892, Nov. 28	*MORRISH, HUGH KENNETH	7, Commercial Arcade, Guernsey.
632	1894, Feb. 23	*MORRISON, DANIEL	41, John Dalton Street, Manchester.
2599	1893, Oct. 4	*MORRISON, GERARD DONALD	High Street, Reigate, Surrey.
2678	1889, Dec. 9	*MUIR, JAMES	South Haven, Beach Road, Weston-super-Mare, Somersetshire.
3406	1898, Oct. 29	*MULLETT, HENRY THOMAS	8, Colet Gardens, West Kensington, W.
3407	1898, Oct. 29	*¶ NESBITT, JOHN OSCAR	6, Limefield Terrace, Levenshulme, Manchester.
3700	1894, Oct. 30	*NEUBRONNER, HARRY ALFRED	H.M. Office of Works, Storey's Gate, Westminster, S.W.
3701	1894, Oct. 30	*NICHOLLS, EDWARD ALFRED	Royal Engineer Office, Colombo, Ceylon.
3163	1897, Feb. 17	*NICHOLSON, EBENEZER	105, Cheapside, E,C.
3408	1898, Oct. 29	*NICHOLSON, GUY MURRAY	2, Old Queen Street, Westminster, S.W.
3113	1896, Oct. 28	*NOBLE, EDMUND JAMES	26, Burns Street, Nottingham.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1974	1891, Jan 17	*Nockolds, Alfred George	Castle Hill House, Saffron Walden, Essex.
1556	1889, Jan. 14	*¶Nockolds, Martin Charles Hubert	Saffron Walden, Essex.
2633	1894, Feb. 23	*¶Norman, James Noel	34, Great George Street, S.W.
1128	1884, Mar. 10	Norris, Edward James	Pinewood Grange, Camberley, Surrey.
3409	1898, Oct. 29	*Nutter, John	19, Kensington Road, Morecambe.
3249	1897, Oct. 26	*¶Ogilvie, Robert Mathewson	10, Boltro Road, Haywards Heath, Sussex.
3128	1896, Oct. 28	*¶Oldnall, Roger William, B.A. (*Cantab.*)	Gorst Hall, Kidderminster.
3410	1898, Oct. 29	*Orchard, Sidney Samuel	Pembroke House, Heavitree, Exeter.
3411	1898, Oct. 29	*Orwin, Charles Stewart	"Byfleets," Warnham, Horsham, Sussex.
3114	1896, Oct. 28	*Osbourn, Edward	Margam, Port Talbot, Glamorganshire.
2541	1892, Nov. 28	*Ouvry, Peter Arnold	St. Leonard's Poultry Farm, Ringwood, Hants.
2542	1892, Nov. 28	*Ovenden, Charles	Compton, Aldersmead Road, Beckenham, Kent.
3250	1897, Oct. 62	*Paice, William, Jun.	The Limes, Egham, Surrey.
2703	1894, Oct. 30	*¶Pain, William Henry	East Stratton, Micheldever, Hants.
2495	1892, Feb. 26	*Palmer, William Edward King, A.R.I.B.A.	Huntingdon Lodge, New Malden, Surrey.
2979	1895, Oct. 24	*Parks, Walter	Sidley House, Bexhill, Sussex.
3251	1897, Oct. 26	*Parnacott, Arthur Charles	The Ferns, Penge, S.E.
2704	1894, Oct. 30	*Parry, Richard Frederick	Bishops Waltham, Hants.
2980	1895, Oct. 24	*Paul, John William	Northwood, Mountfield Road, Church End, Finchley, N.
402	1875, May 10	Payne, William Percy	Holmesdale, The Park, Nottingham.
3116	1896, Oct 28	*Pearce, Charles Frederick	78, Blenheim Gardens, Willesden Green, N.W.
3412	1898, Oct. 29	*Pearce, Dudley Francis	Pulloxhill, Ampthill, Bedfordshire.
3413	1898, Oct. 29	*Pearce, Francis Arthur	78, Blenheim Gardens, Willesden Green, N.W.
1146	1884, Apr. 21	Pearce, Frederick William	9, Whitehall Place, S.W.
3117	1896, Oct. 28	*¶Pearse, Octavius Burroughes	Wilton House, Nuneaton, Warwickshire.
3414	1898, Oct. 29	*Pease, Charles Edward	Lancaster Lodge, Lauriston Road, Wimbledon, S.W.
3252	1897, Oct. 26	*¶Peebles, Philip	Estate Office, Albury, near Guildford, Surrey.
2634	1894, Feb. 23	*Pegge, John Thomas	City Surveyor's Office, Guildhall, York.
3313	1898, Feb. 18	*Peppercorn, Henry McArthur	Larkfield, Maidstone, Kent.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
3118	1896, Oct. 28	*Peppercorn, John Arthur .	Eaton Socon, St. Neots, Huntingdonshire.
1898	1890, Nov. 22	*Perkins, Joseph	Glencoe, Willows Road, Balsall Heath, Birmingham.
1389	1887, Apr. 18	*Perks, Sydney, A.R.I.B.A. .	5, Crown Court, Cheapside.
1021	1883, Dec. 17	Pewtress, Herbert Wilmshurst	15, Cursitor Street, Chancery Lane, W.C.
1129	1884, Mar. 10	Phillips, George Cawkwell .	Clarence Street, Southend-on-Sea, Essex.
2705	1894, Oct. 30	*Phillips, Francis John . .	1, Sycamore Villas, Park Avenue, Chelmsford Essex.
1079	1884, Jan. 28	Phillips, John Henry . . .	130, Mount Street, Berkeley Square, W.
1448	1888, Jan. 23	*Phillips, William Dearlove .	High Wycombe, Bucks.
1342	1886, Dec. 6	*Physick, Walter Frederick .	30, Somerset Street, Portman Square, W.
2982	1895, Oct. 24	*Piercy, Frederic Onslow . .	The Elms, Lowthorpe, East Yorkshire.
1899	1890, Nov. 22	*Pinder, Richmond	49, Upper Baker Street, N.W.
3253	1897, Oct. 26	*Pineger, James Reginald . .	49, Westbourne Park Road, Bayswater, W.
3254	1897, Oct. 26	*Pinfold, Francis Arthur . .	Estate Office, L. B. & S. C. Ry., London Bridge Terminus, S.E.
2496	1892, Feb. 26	*Pochin, Thomas Clement .	Braunston Hall, near Leicester.
2497	1892, Feb. 26	*Poggio, Eloi John	Public Offices, Dyne Road, Kilburn, N.W.
1343	1886, Dec. 6	*Prater, Thomas Herbert .	Parlington Estate Office, Aberford, near Leeds Yorkshire.
3314	1898, Feb. 18	*¶Price, Capel Hereward . .	89, St. Paul's Road, Camden Square, N.W.
3415	1898, Oct. 29	*Priestman, Alfred Tuke . .	Exchange Buildings, Bradford, Yorkshire.
1680	1889, Dec. 9	*Puckridge, Percival Martin .	Milton Pewsey, Wilts.
2985	1895, Oct. 24	*Pye, George Henry . . .	Cherry Tree Cottage, Didsbury, Lancashire.
3120	1896, Oct. 28	*Pyle, Benjamin Thomas Rice	14, Vambery Road, Plumstead, Kent.
1289	1885, Dec. 7	*Rand, John	Elmfield, Esher, Surrey.
3416	1898, Oct. 29	*Rawstron, Charles Oliver .	29B, High Street, Rotherham, Yorkshire.
2709	1894, Oct. 30	*Read, Walter Herbert . .	8, The Avenue, Castle Hill, Ealing, W.
3417	1898, Oct. 29	*Redfern, Charles Frederick	33, Newhall Street, Birmingham.
3418	1898, Oct. 29	*¶Reed, Richard George Gordon	Glen Devon, Addiscombe Road, Croydon.
3122	1896, Oct. 28	*¶Richardson, Arthur Bayliffe	78, King Edward Road, South Hackney, N.E.
3315	1898, Feb. 18	*¶Richardson, James . . .	49, Bedford Row, W.C.
3165	1897, Feb. 17	*Rickards, Robert Hillier Traherne Anson . . .	Charles Street Chambers, Cardiff, Glamorganshire.
3123	1896, Oct. 28	*Rivers, Charles Edwin . .	Borough Surveyor's Office, Town Hall, Torquay Devon.
3419	1898, Oct. 29	*Robbins, Walter Francis . .	1A, Havelock Road, Hastings.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
753	1882, Feb. 13	ROBERTS, CHARLES GORDON. .	42, New Broad Street, E.C.
2710	1894, Oct. 30	*ROBERTS, JOSEPH WILLIAM GEORGE	Yeovil, Somerset.
3420	1898, Oct. 29	*ROBERTSON, HENRY CHARLES .	Bolan House, Petworth Street, Battersea Park, S.W.
3124	1896, Oct. 28	*ROBINSON, JOHN BROOKE WOOD	The Swan Inn, Preston Capes, Daventry, Northamptonshire.
803	1882, Apr. 24	ROBINSON, MARTIN CATLIN . .	Wenden, Saffron Walden, Essex.
3255	1897, Oct. 26	*ROBINSON, RALPH ETESON . .	29, Beacon Hill, Camden Road, N.
3421	1898, Oct. 29	*ROGERS, PERCY WILLBEN . .	78, Gloucester Road, South Kensington, S.W.
2986	1895, Oct. 24	*ROGERS, THOMAS GEORGE . .	Estate Offices, Railway Approach, Archway Road, Highgate, N.
3126	1896, Oct. 28	*¶ROOK, JOSEPH TAYLOR . .	23, Spencer Street, Carlisle.
1130	1884, Mar. 10	ROSE, EDWARD JOSEPH . . .	58, Corn Market Street, Oxford.
1081	1884, Jan. 28	ROSS, DAVID JAMES, A.M.I.C.E.	Surveyors' Office, Guildhall, E.C.
1695	1890, Jan. 6	*ROWLEY, WILLIAM TAYLOR. .	Royston, Hertfordshire.
1901	1890, Nov. 22	*RUDDLE, FRANK J.	London County Council, Spring Gardens, S.W.
3127	1896, Oct. 28	*¶RUSSELL, CECIL HERBERT .	198, Cromwell Road, S.W.
1024	1883, Dec. 17	SABIN, JOSEPH HENRY . . . (*Professional Associate of Council*)	7, Whitehall Place, S.W.
3257	1897, Oct. 26	*ST. AUBYN, BELVILLE MOLESWORTH, B.A. (*Oxon.*) . . .	Estate Office, Tupnell, Freshwater, Isle of Wight.
2784	1895, Mar. 18	*SAISE, ALFRED JOHN. . . .	Stapleton Urban District Council, Fishponds, near Bristol.
2604	1893, Oct. 4	*SAKER, SYDNEY	3, Bank Buildings, Hastings.
2605	1893, Oct. 4	*SALE, ARTHUR REED . . .	32A, Lowther Street, Carlisle.
3258	1897, Oct. 26	*SALT, HAROLD CROSSLEY . .	Ross, Belford, Northumberland.
1424	1887, Dec. 19	*SALT, REGINALD NOWELL . .	Quarry Place, Shrewsbury.
971	1883, May 25	*SATCHELL, CHARLES . . .	Hazelmere, Alumhurst Road, Bournemouth, Hants.
1728	1890, Feb. 10	*SATCHELL, HERBT. A., A.R.I.B.A.	3, Staple Inn, W.C.
1147	1884, Apr. 21	SAUNDERS, SAMUEL BROWN. .	Estate Office, L. & S. W. Ry., Addington Street, York Road, Waterloo Station, S.E.
2711	1894, Oct. 30	*SAWYER, JOHN ASHTON . . .	62, High Street, Winchester, Hants.
1148	1884, Apr. 21	SCARLETT, HARRY	Preston House, Firle, Lewes, Sussex.
3422	1898, Oct. 29	*SCOBLE, HERBERT THOMAS . .	The Shrubbery, 30, Belmont Hill, Lee, S.E.
2712	1894, Oct. 30	*SCORER, ALFRED GEORGE . .	Flaxmoor, Caston, Attleborough, Norfolk.
2713	1894, Oct. 30	*¶SCOTT, ARCHIBALD LACY . .	Bury St. Edmund's, Suffolk.
2545	1892, Nov. 28	*SCOTT, THOMAS	The Rectory, Lavenham, Suffolk.
3023	1896, Jan. 21	*SCRIVENER, JOHN CHARLES . .	Ecclesbourne, Caterham Valley, Surrey.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
3423	1898, Oct. 29	*Searle, Sydney	Hamilton House, Florence Road, Ealing, W.
3129	1896, Oct. 28	*¶Secker, John Eustace	Estate Offices, Warrington.
2637	1894, Feb. 23	*Seddon, George Farquharson	24, Finsbury Square, E.C.
3259	1897, Oct. 26	*¶Sedgwick, Alfred Sydney Edward	195, Tulse Hill, S.W.
2468	1891, Nov. 4	*Sedgwick, Rupert William	38, High Street, Watford.
3260	1897, Oct. 26	*¶Seel, Robert Harold	Theatre Royal Chambers, St. Mary Street, Cardiff.
1729	1890, Feb. 10	*Selby, Frank	44, Chancery Lane, W.C.
1234	1884, Dec. 8	*Selby, John Baseley	Atherton Hall, Leigh, near Manchester.
572	1880, Feb. 16	Sexby, John James	London County Council, Spring Gardens, S.W.
1425	1887, Dec. 19	*Shaw, Arthur	Ramsden Estate Offices, Railway Street, Huddersfield.
3262	1897, Oct. 26	*Shearer, James Hughan	c/o C. Barry, Parliament Mansions, Victoria Street, S.W.
3424	1898, Oct. 29	*¶Sheldon, Harold	Town Hall Chambers, Middlewich, Cheshire.
1149	1884, Apr. 21	Sherry, Nathaniel	45, Fenchurch Street, E.C.
3263	1897, Oct. 26	*Shorney, Arthur Shepherd	2, Parkstone Villas, Stanley Road, Worcester.
2988	1895, Oct. 24	*Shufflebotham, John Henry	Kingston, Taunton, Somerset.
3264	1897, Oct. 26	*Simpson, Leslie Shepherd	Quarndon, nr. Derby.
2714	1894, Oct. 30	*Skeat, Arthur Percival	Londonderry Hall, Dominica, British West Indies.
858	1882, Dec. 18	Skingle, Alfred	29, Fleet Street, E.C.
3166	1897, Feb. 17	*¶Skingle, Alfred Charles	12, Villa Road, Brixton, S.W.
3425	1898, Oct. 29	*¶Skues, Charles Ayre Mackenzie	Hyrst View, Campden Road, South Croydon.
1050	1884, Jan. 14	Slade, Isaac	90 & 91, Queen Street, E.C.
2638	1894, Feb. 23	*¶Sly, Joseph Townson	62, Osborne Road, Forest Gate, E.
3131	1896, Oct. 28	*Sly, William	Estate Office, Somerset House, Whitehaven, Cumberland.
3426	1898, Oct. 29	*Smith, Arthur Plumbe	Hardwick House, King's Lynn, Norfolk.
2989	1895, Oct. 24	*¶Smith, Charles Gordon	33, West Bank, Stamford Hill, N.
3427	1898, Oct. 29	*Smith, Frederic	Loddington, Maidstone, Kent.
3428	1898, Oct. 29	*¶Smith, George Henry	"Brookelands," New Malden, Surrey.
2052	1891, Mar. 14	*Smith, James	Borough Surveyor's Office, Town Hall, Buckingham.
3429	1898, Oct. 29	*Smith, Percy Wontner	34, Woodberry Grove, Finsbury Park, N.
3265	1897, Oct. 26	*¶Smith, Sydney Arthur	Head Master's House, Maitland Park, Haverstock Hill, N.W., and 22, Chancery Lane, W.C.
2990	1895, Oct. 24	*Smithells, Edwin	Kenilworth, Newport Road, Stafford.
152	1868, Nov. 9	Smyth, Edward	9, Whitehall Place, and 52, Wiltshire Road, Brixton, S.W.
1905	1890, Nov. 22	*Snailum, Walter Wadman	Church Street, and Wingfield Road, Trowbridge, Wilts.
3266	1897, Oct. 26	*Snow, Henry Cyprian	Holmdale, Stoneygate, Leicester.

Dip. No.	*Date of Election.*		PROFESSIONAL ASSOCIATES.	
3267	1897, Oct.	26	*SOUTHCOMBE, JOHN CHARLES .	8, Castle Street, Barnstaple, Devon.
2991	1895, Oct.	24	*SOUTHORN, CHARLES HERBERT.	38, The Parade, Leamington.
2499	1892, Feb.	26	*SOUTTER, ERNEST	The Paddocks, Guildford, Surrey.
3132	1896, Oct.	28	*SPARROW, WILLIAM HUGH . .	Moor Court Farm, Sparsholt, Winchester.
3495	1899, Feb.	16	*SPEAKMAN, JOHN MCCLURE . .	The Hawthorns, Whalley Bridge, near Stockport
1906	1890, Nov.	22	*SPELMAN, WILLIAM WILTON RIX	St. Giles Street, Norwich.
3268	1897, Oct.	26	*STACEY, FREDERICK CHARLES WEBSTER	13, Camden Gardens, Shepherd's Bush, W.
868	1883, Jan.	15	STACEY, WILLIAM	80, Cheapside, E.C.
1697	1890, Jan.	6	*STAINTON, FRANCIS CHARLES .	29, Mansfield Road, Ilford, Essex.
2608	1893, Oct.	4	*STALEY, ALBERT HENRY . .	Coton Road, Nuneaton.
3430	1898, Oct.	29	*STALLARD, HAROLD ORLANDO .	Church Farm, Great Thurlow, Suffolk.
3269	1897, Oct	26	*STANFORD, GEORGE	20, Waldeck Road, Ealing, W.
3431	1898, Oct.	29	*STANTON, FREDERICK WILLIAM SHULTHEISS	10, The Paddock, Chatham, Kent.
2556	1892, Nov.	28	*STAUNTON-WING, GEORGE, B.A. (*Oxon.*)	Fitzhead Court, Taunton, Somersetshire.
710	1882, Jan.	16	STEVENSON, FREDERICK J. . .	Portland Office, Queen Anne Street, W.
3270	1897, Oct.	26	*¶STIMSON, HERBERT PERCY. .	2, New Kent Road, S.E.
3271	1897, Oct.	26	*STOKES, HUGH CHARLES . .	49, Upper Baker Street, N.W.
3272	1897, Oct.	26	*STONEHAM, EDWARD RUSSELL .	Orchard House, Erith, Kent.
828	1882, Dec.	4	STOWER, JOSEPH	43, Chancery Lane, W.C.
3133	1896, Oct.	28	*STRAKER, HOWARD	Engineer Dept., S.E.R., Tooley Street, S.E.
3134	1896, Oct.	28	*STUBBING, RICHARD WEBB . .	Calder Bank, 17, Lansdowne Road, Tottenham, N.
1578	1889, Feb.	11	*STUCKÉ, WM. HENRY, A.R.I.B.A.	P.O. Box 2271, Johannesburg, S.A.R., and P.O. Box 91, Bloemfontein, O.F.S, South Africa.
2716	1894, Oct.	30	*STUPART, CHARLES WALTER .	70, Somerset Road, Tottenham, N.
1235	1884, Dec.	8	*STURGE, THEODORE	33, Corn Street, Bristol.
1296	1886, Jan.	11	*STURGESS, JOHN MOORE . .	Penshurst Park, near Tunbridge, Kent, and 53 Cockspur Street, Charing Cross, S.W.
1708	1890, Jan.	27	*STURLEY, ARTHUR DYSON . .	1, Sheen Park, Richmond, Surrey.
1978	1891, Jan.	17	*SUMMERFIELD, JOSEPH CHARLES	73, Chelsea Gardens, S.W.
3432	1898, Oct.	29	*¶SUTTON, FREDERICK STANLEY.	Willow Cottage, 133, Brixton Hill, S.W.
3433	1898, Oct.	29	*SWAN, HARROLD	114, Trinity Road, Upper Tooting, S.W.
3273	1897, Oct.	26	*¶SWANWICK, BRUCE, M.A. (*Oxon.*)	Royal Agricultural College Farm, Cirencester.
3135	1896, Oct.	28	*¶TATE, JOSEPH GEORGE . .	Welbeck, Worksop, Notts.
3274	1897, Oct.	26	*TAYLOR, JOHN FRANCIS WHITE .	Messrs. Humbert, Son, & Flint, Watford, Herts
2718	1894, Oct.	30	*TEWSON, LEONARD	80, Cheapside, E.C.

Pp. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
449	1892, Nov. 28	*Thomas, Edward Morgan Dawson	41, Gay Street, Bath.
834	1898, Oct. 29	*Thomas, Charles John Howell	Mornington Villa, Hampstead Road, N.W.
319	1894, Oct. 30	*Thomas, Illtyd	17, Quay Street, Cardiff.
835	1898, Oct. 29	*Thomas, William James Edgar	21, Tresillian Terrace, Cardiff.
227	1883, Dec. 17	Thompson, Alfred	Estate Department, South Eastern Railway, London Bridge, S.E.
320	1894, Oct. 30	*Thompson, Claude William George Hugh	Gledstone Estate Office, Skipton-in-Craven, Yorkshire.
111	1893, Oct. 4	*Thompson, Frederic Hubert	4, Priory Gardens, Folkestone, Kent.
775	1897, Oct. 26	*Thompson, Harold Stuart	30, Waterloo Street, Birmingham.
321	1894, Oct. 30	*Thompson, Joseph Atherden.	50, Lincoln's Inn Fields, W.C.
835	1895, Mar. 18	*¶Thompson, Roland O'Brien	17, Gower Street, W.C.
000	1892, Feb. 26	*Thurgood, Albert Edward	Town Hall Chambers, Guildford, Surrey.
000	1884, Feb. 11	Thurgood, Ernest Charles	Estate Office, 98, High Street, Lewisham, S.E.
837	1888, Dec. 10	*Tilly, Hubert Douglas	50, High Street, Maidenhead, Berks.
836	1896, Oct. 28	*Town, Henry Annandale	20, Eslington Terrace, Newcastle-on-Tyne.
779	1891, Jan. 17	*Townsend, George James	London County Council, 40, Craven Street, Strand, W.C.
776	1897, Oct. 26	*Trehearne, Alfred Frederick Aldridge	46, Chancery Lane, W.C.
836	1898, Oct. 29	*Tremlett, Walter William	Temple House, Arbury, Nuneaton, Warwickshire
837	1898, Oct. 29	*Trent, William Edward	39, Lombard Street, E.C.
777	1897, Oct. 26	*Turner, Benjamin Franklin	South Eastern Agricultural College, Wye, Kent.
778	1897, Oct. 26	*Turner, Drysdale	Cheshire Agricultural and Horticultural School, Holmes Chapel, Cheshire.
779	1897, Oct. 26	*Turner, Herbert	Slade House, Pencisly Road, Canton, Cardiff.
994	1887, May 23	*Turner, Percy	Dale Hall, Henley Road, Ipswich, Suffolk.
112	1893, Oct. 4	*Tyler, William	Estate Department, Euston Station, N.W.
838	1884, May 5	Udny, Augustus Charles	142, Springfield Road, Brighton.
906	1889, Feb. 25	*Vale, Henry	Darlington Street, Wolverhampton.
980	1897, Oct. 26	*Veit, Leonard James	Borough Engineer's Office, Town Hall, Barrow-in-Furness, Lancashire.
3.1	1892, Nov. 28	*Venning, Alfred John Meybohm, M.A. (*Oxon.*)	26, Ker Street, Devonport, Devon.
707	1890, Nov. 22	*Verity, Ernest George	51, Golden Square, W.

Dip. No.	*Date of Election.*	PROFESSIONAL ASSOCIATES.	
1464	1888, Feb. 20	*WADE, HENRY	10, Pitt Street, Barnsley.
1699	1890, Jan. 6	*WAIN, GEORGE SPARROW . .	8 and 9, Essex Street, Strand, W.C.
2995	1895, Oct. 24	*WALDRAM, PERCY JOHN. . .	17, Buckingham Street, Charing Cross, S.W.
2613	1893, Oct. 4	*WALDRAM, ROBERT EDWARD .	18, Wrottesley Road, Plumstead, S.E.
576	1880, Mar. 1	WALKER, LEON VICTOR . . .	79, Dunsmure Road, Stamford Hill, N.
3024	1896, Jan. 21	*¶WALKER, WILLIAM SELVES .	22, Moorgate Street, E.C.
3281	1897, Oct. 26	*WALTON, EDGAR THOMAS . .	28, Gateley Road, Brixton, S.W.
3438	1898, Oct. 29	*WARD, MARTIN HAMMOND . .	Carr Mill Cottage, St. Helen's, Lancs.
3439	1898, Oct. 29	*WARING, HOLT	Waringstown, Co. Down, Ireland.
3187	1896, Oct. 28	*WARRAN, WILLIAM ERNEST. .	3, Broad Park Villas, Whitchurch Road, Ta tock, Devon.
3282	1897, Oct. 26	*WARWICK, GEORGE ERNEST .	47, Dudley Road, Ilford, Essex.
1030	1883, Dec. 17	WATERER, CLARENCE . . .	Dover House, Chertsey, Surrey.
3283	1897, Oct. 26	*¶WATERFIELD, HORACE CLARE	Ampton, Bury St. Edmunds, Suffolk.
1980	1891, Jan. 17	*WATSON, CLAUDE HENRY . .	"Sunnyside," Woolsington, Newcastle-on-Ty
1751	1890, Feb. 24	WATSON, GEORGE	45, Parliament Street, S.W.
2996	1895, Oct. 24	*¶WATSON, HERBERT JOHN . .	New Grove, Petworth, Sussex.
1539	1888, Dec. 9	*WATSON, RICHARD	19, Gloucester Road, Newton Abbot, South De
2614	1893, Oct. 4	*WATSON, WILLIAM JAMES . .	13, Pembroke Square, Kensington, W.
3440	1898, Oct. 29	*WEALL, JOHN GRAHAM . . .	Rutland Lodge, Watford, Herts.
2552	1892, Nov. 28	*WEATHERHEAD, DAVID WILKINSON	Croft House, Keighley, Yorkshire.
3284	1897, Oct. 26	*WEATHERITT, JAMES . . .	8, Searles Road, Old Kent Road, S.E.
3138	1896, Oct. 28	*WEAVER, HENRY PERCIVAL FRANCIS.	Lye, Stourbridge, Worcestershire.
1540	1888, Dec. 9	*WEBB, FREDERIC NOEL . .	Babraham, Cambridge.
3441	1898, Oct. 29	*WEEKES, CYRIL SWAFFER . .	Royton House, Mount Sion, Tunbridge We Kent.
3316	1898, Feb. 18	*WEIR, JAMES SCOTT. . . .	42, Broughton Road, South Shields, Durha
1031	1883, Dec. 19	WELLS, EDWARD OGBOURN . .	9, Whitehall Place, S.W.
3442	1898, Oct. 29	*WELSH, HUGH	Dalzell Estate Office, Motherwell, N.B.
930	1883, April 16	WESTON, GEORGE	177, Harrow Road, Paddington, W.
941	1883, April 30	WESTON, JOSEPH AURELIUS. .	83, High Street, Bedford.
1429	1887, Dec. 19	*WHALLEY, FREDERICK HERBERT	Palmerston Buildings, Queen Street, Auckl New Zealand.
3139	1896, Oct. 28	*¶WHEATLEY, STEPHEN GLADSTANE	263, Strand, W.C.
1430	1887, Dec. 19	*WHEELER, CHARLES TREVOR OGLE	Estate Office, Gatton Park, Surrey.
2997	1895, Oct. 24	*WHITE, WALTER ERNEST COATES	Manor Farm, Beedon, Newbury, Berks.
3025	1896, Jan. 21	*WHITE, WILLIAM, JUN. . . .	35, Westgate Road, Newcastle-upon-Tyne.
2998	1895, Oct. 24	*¶WHITTON, PERCY	24, Gandy Street, Exeter.
3167	1897, Feb. 17	*WIGRAM, HENRY JOSEPH . .	The Manor, Collingham, Newark, Notts.
3443	1898, Oct. 29	*¶WIGRAM, REGINALD SPENCER.	Kirkstall Lane, Headingley, Leeds.
3026	1896, Jan. 21	*¶WILDE, SIDNEY ALGERNON .	29, Kingswood Road, Clapham Park, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	
1891, May 23	*WILKS, ERNEST STRINGER.	Douglas Avenue, Hythe, Kent.
1897, Oct. 26	*WILLIAMS, DANIEL SMITH	Urban District Council Offices, Mountain Ash, Glamorganshire.
1898, Oct. 29	*WILLIAMS, PETER LLOYD ARMSTRONG	26A, Albert Bridge Road, Battersea, S.W.
1876, Apr. 3	WILLIAMS, WILLIAM WELSBY	Farnham, Surrey.
1896, Oct. 28	*¶WILLOUGHBY, CHARLES ALBERT	22, Chancery Lane, W.C.
1884, Jan. 28	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
1898, Oct. 29	*¶WILSON, FREDERICK ROBERT.	"Falconhurst," St. Nicholas Road, Upper Tooting, S.W.
1891, Nov. 4	*WILSON, JAMES CALVERT	Worsthorne Estate Office, Burnley, Lancashire.
1898, Oct. 29	*WILSON, JOHN	Langham Hall, Colchester.
1892, Nov. 28	*WILSON, JOHN HAYES	10, Upstall Street, Camberwell, S.E.
1888, Jan. 23	*WILSON, WILLIAM EDWARD	St. Andrew's Chambers, Albert Square, Manchester.
1897, Oct. 26	*WILTON, JAMES PERCY	Agricultural College, Aspatria, Carlisle, Cumberland.
1898, Feb. 18	*WOOD, JOHN EDWARD	The Ceders, Sunbury.
1894, Oct. 30	*¶WOOD, LESLIE STUART	66, Easton Street, High Wycombe, Bucks.
1898, Oct. 29	*WOOD-MARTIN, HENRY ROGER BROMHEAD	6, Leinster Street, Dublin, Ireland.
1892, Feb. 26	*WOODWARD, WALTER HENRY	69, Kennington Oval, S.E.
1887, Jan. 10	*WOOLNOUGH, JOHN WILLIAM	6, Vicarage Drive, Eastbourne.
1897, Feb. 17	*WOOLNOUGH, TOM	17, Bryanston Road, Crouch End, N.
1896, Oct. 28	*WORDSWORTH, CHRISTOPHER	Brooklands, South Godstone, Surrey.
1887, Dec. 19	*WORTHINGTON, JAMES SCOTT	4, Frederick's Place, E.C.
1897, Oct. 26	*WRIGHT, ERNEST BERESFORD FITZHERBERT	Lowdham Lodge, Lowdham, Notts.
1894, Oct. 30	*WRIGHT, PHILIP CHETWOOD	Brattleby Hall, near Lincoln.
1880, Dec. 13	WRIGHT, THOMAS HAWKINS.	The Hermitage, Thrapston, Northampton.
1893, Oct. 4	*WRIGHTSON, ROBERT GARMONDSWAY, M.A. (*Cantab.*)	Alton, Hants.
1884, Apr. 21	WYAND, BENJAMIN JOHN.	22, Conduit Street, Bond Street, W.
1894, Oct. 30	*WYATT, ARCHIBALD	The Jungle, Porchester, Hants.
1898, Oct. 29	*WYATT, HERBERT GUY BUCKELL	East Street, Chichester, Sussex.
1898, Oct. 29	*YOUNG, JAMES DAWBARN	Woodlands, North Hill, Highgate, N.
1897, Oct. 26	*¶YOUNG, THOMAS JOHN.	South Eastern Agricultural College, Wye, Kent.
1895, Oct. 24	*YOUNG, WILLIAM.	Oakdene, Harpenden, Herts.

Total number of Professional Associates, 672.

Associates.

Date of Election.		
1897, Oct. 26	Adkins, William Ryland Dent	2, Temple Gardens, E.C.
1880, Dec. 18	Bankes, John Eldon . . .	3, Hare Court, Temple.
1888, May 14	Barnes, George Frederick .	London County Council, Spring Gardens, S.W.
1868, July 27	Barry, Sir John Wolfe, K.C.B., M.I.C.E. . . . . (*Associate of Council*)	21, Delahay Street, S.W.
1875, Dec. 18	Batten, John Winterbotham, Q.C.	3, Harcourt Buildings, Temple.
1879, Feb. 8	Beale, James Samuel . . .	28, Great George Street, S.W.
1892, Feb. 26	Bellewes, George Oliver .	45, Parliament Street, S.W.
1899, Feb. 16	Blackshaw, John Frank . .	60, John Street, Glasgow.
1890, Jan. 6	Boulger, George Edward Simonds	34, Argyll Mansions, Addison Bridge, W.
1868, Jun. 23	Bramwell, Sir Fredk. Joseph, Bart., F.R.S., M.I.C.E. . .	5, Great George Street, S.W.
1884, Feb. 11	Bund, John W. Willis. . .	15, Old Square, Lincoln's Inn, W.C.
1890, May 29	Cadell, George	16, Alva Street, Edinburgh.
1871, Feb. 18	Castle, Edward James, Q.C. .	8, King's Bench Walk, Temple.
1891, Jan. 17	Clarke, Sir Ernest . . .	13, Hanover Square, W.
1883, Dec. 17	Clarke, Sir Edward, Q.C., M.P.	2, Essex Court, Temple.
1883, Dec. 17	Clode, Walter	3, Harcourt Buildings, Temple.
1886, Dec. 6	Clutton, Hubert Spencer .	9, Whitehall Place, S.W.
1894, Oct. 30	Colam, Robert Frederick .	4, Essex Court, Temple.
1896, Jan. 21	Coward, John Charles Lewis .	3, Pump Court, Temple.
1891, Nov. 4	Cowlard, Christopher Lethbridge	Launceston, Cornwall.
1885, Jan. 12	Cripps, Charles Alfred, Q.C.	1, Essex Court, Temple.
1891, Nov. 4	Dowden, Walter Alfred Allen	281, Vauxhall Bridge Road, S.W.
1898, Oct. 29	Downie, Alexander Francis Mackenzie	Alton, Hants.
1892, Nov. 28	Emden, T. Walter L. . . .	105 & 106, Strand, W.C.
1891, Nov. 4	Forbes, Alexander	3, Golden Square, Aberdeen.
1886, Jan. 11	Fream, William	Downton, Wilts.
1878, Feb. 11	Freeman, Geo. Mallows, Q.C.	11, King's Bench Walk, Temple.

Date of Election.	ASSOCIATES.	
1878, Mar. 11	Freshfield, Edwin . . .	5, Bank Buildings, E.C.
1876, Mar. 20	Freshfield, William Dawes .	5, Bank Buildings, E.C.
1890, Feb. 24	Gayton, Charles	Much Hadham, near Ware, Herts.
1879, Apr. 28	Gepp, Charles Bramston Osborne	Chelmsford, Essex.
1895, Mar. 18	Glen, Reginald Cunningham .	1, New Court, Temple.
1899, Feb. 16	Graham, William Vaux . .	5, Queen Anne's Gate, S.W.
1874, Jan. 5	Grantham, Richard Fuge, M.I.C.E.	Northumberland Chambers, Northumberland Avenue, W.C.
1882, Mar. 27	Hamilton, Henry Best Hans .	1, Brick Court, Temple.
1884, May 5	Hamond, Thomas Astley Horace	Ormond House, Great Trinity Lane, E.C.
1897, Oct. 26	Hill, John Smith, B.A., B.Sc. (*Lond.*)	The Agricultural College, Aspatria, Cumberland.
1887, Jan. 24	Hudson, Alfred Arthur . .	5, Paper Buildings, Temple.
1887, May 23	Kinch, Edward	Royal Agricultural College, Cirencester.
1896, Oct. 28	King, Walter George . .	The Old College, Dulwich, S.E.
1873 April 21	King, William, M.I.C.E. . .	Gas Office, Duke Street, Liverpool.
1891, Nov. 4	Leworthy, John Henry . .	29, Fleet Street, E.C.
1874, Feb. 16	Littler, Ralph Daniel Makinson, Q.C., C.B.	6, Pump Court, Temple.
1888, Mar. 5	Luard, Major-Gen. Charles Edward, R.E.	Ightham Knoll, near Sevenoaks, Kent.
1891, May 23	Malden, Walter James . .	Agricultural College, Uckfield, Sussex.
1874, Feb. 16	Marriott, The Right Hon. Sir William Thackeray, Q.C. .	6, Crown Office Row, Temple.
1886, Dec. 6	Marshall, Frederick, Q.C. .	3, Harcourt Buildings, Temple.
1891, Nov. 4	Mence, Phillip Allan . . .	Banstead House, Fontenoy Road, Balham, S.W.
1895, Oct. 24	Milles, Charles William .	8, Whitehall Place, S.W.
1888, Nov. 12	Moulton, John Fletcher, Q.C.	11, King's Bench Walk, Temple.
1882, Dec. 18	Munton, Francis Kerridge .	95A, Queen Victoria Street, E.C.
1895, Oct. 24	Pain, Arthur Cadlick, M.I.C.E.	17, Victoria Street, S.W.
1894, Feb. 23	Pinches, Edward Ewin . .	5, Essex Court, Temple, and 1, Nevern Road, South Kensington, S.W.
1888, Mar. 19	Pollard, Edward Hutchinson	3, Elm Court, Temple.
1884, Feb. 11	Pope, Samuel, Q.C.	38, Parliament Street, S.W.
1894, Oct. 30	Redman, Joseph Haworth .	2, New Court, Lincoln's Inn, W.C.
1868, Nov. 9	Rees, John Charles . . .	5, Victoria Street, S.W.

Date of Election.	ASSOCIATES.	
1896, June 2	Richards, Henry Charles, Q.C., M.P.	2, Mitre Court Buildings, Temple.
1885, Jan. 26	Rickards, Arthur George, Q.C. M.A. (*Oxon*)	Palace Chambers, 9, Bridge Street, S.W., and 11, King's Bench Walk, Temple.
1882, Jan. 16	Rigg, Herbert Addington	41, Parliament Street, S.W.
1895, Oct. 24	Russell, Charles Alfred	2, Harcourt Buildings, Temple, E.C.
1883, April 2	Ryde, Walter Cranley	1, Brick Court, Temple.
1884, Dec. 8	Scott, The Hon. Henry Robert	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	Seth-Smith, Archibald	Silvermere, Cobham, Surrey.
1888, Apr. 30	Seth-Smith, Frederick	The Lodge, Upton Gray, Winchfield, Hants.
1896, Jan. 21	Somerville, William, M.A., D.Sc.	Newcastle-on-Tyne.
1884, Jan. 14	Statham, William Arnold	12, King's Bench Walk, Temple.
1882, Jan. 16	Stephens, Pembroke S., Q.C.	1, Plowden Buildings, Temple.
1886, May 8	Stevens, William Richard	11, St. Thomas's Street, S.E.
1875, Jan. 4	Strutt, The Hon. Frederick	Milford House, Derby.
1896, Jan. 21	Stutfield, Alfred Robert Ogilvie.	The Bedford Estate Office, Bloomsbury, W.C.
1877, Dec. 10	Sutton, Henry	Farrar's Building, Temple.
1899, Feb. 16	Terry, George Percy Warner	Town Hall, Caxton Street, Westminster, S.W.
1891, Nov. 4	Thomas, George James	London County Council, 40, Craven Street, W.C.
1880, Dec. 18	Thomas, Hubert	Watford, Herts.
1891, Mar. 14	Veasey, Thomas Frederick	5, Copthall Buildings, E.C.
1885, May 18	Warren, Reginald Augustus.	99, Great Russell Street, W.C.
1876, Nov. 27	Webster, Sir Richd. Everard, K.C.M.G., Q.C., M.P. (*Associate of Council*)	2, Pump Court, Temple.
1884, May 26	Wells, Alfred Dodd	Sinodun, Wallingford, Berks.
1886, May 17	Wheeler, Thomas Whittenbury, Q.C.	1, King's Bench Walk, Temple.
1876, Dec. 18	Will, John Shiress, Q.C.	Palace Chambers, 9, Bridge Street, S.W., and 2, Garden Court, Temple.
1875, May 15	Winckworth, Lewis	31, Abingdon Street, S.W.
1870, Jan. 10	Wing, Thomas Twining	Upper Hale, Farnham, Surrey.
1890, Nov. 22	Wrightson, John	College of Agriculture, Downton, Wilts.

Total number of Associates, 84.

Colonial Fellows.

Date of Election.		
1898, Feb. 18	AIYAR, ANATHANDAPURAM VAITHCANATHA RAMACHANDRA . .	Department of Public Works, Vellore, Madras, India.
1893, Oct. 4	ANDERSON, CHARLES WILGRESS	Government Land Department, Georgetown, Demerara, British Guiana.
1896, Oct. 28	BATY, SEBERT CONRAD ELTON .	Victoria, Mahé, Seychelles, Mauritius.
1893, Oct. 4	BOWEN, ERNEST FRANCIS SINDERBY	Public Works Department, Barbados, West Indies.
1896, Oct. 28	CLANCEY, JOHN CHARLES . .	Financial Commissioners' Offices, Rangoon, Burma, India, and 7, Grafton Square, Clapham Common, S.W.
1896, Oct. 28	COOPER, JOHN ASHLEY . . .	Surveyor's Office, Cooper's Hill, Castries, St. Lucia, B.W.I.
1894, Feb. 23	LIDDELL, WALTER COLIN . .	Kingston, Jamaica.
1896, June 2	MCGAHAN, AMOS HARVEY . .	Gordon Town, P.O., Jamaica, W.I.
1894, Feb. 23	MILLER, WILLIAM	Nassau, Bahamas, West Indies.
1898, Feb. 18	NISBET, JOHN	Street Court, Kingsland, Herefordshire, and Mandalay, Burma, India.
1898, Oct. 29	ROGERS, COLIN PERCY . . .	Royal Engineer Office, The Garrison, Barbados.
1897, Feb. 17	USHER, CHARLES RICHARD . .	Belize, British Honduras.

Total number of Colonial Fellows, 12.

Students.

Passed Preliminary Examination.		
1899	ADAMS, LAWRENCE HAYNES . .	1, Southdown Villas, Burgess Hill, Sussex.
1899	ADAMS, PAUL	Woodville, Beckenham Grove, Shortlands, Kent.
1898	ALLEN, FRED TREGARTHEN . .	12, Gilmore Road, Lewisham, S.E.
1899	ALLEN, LESLIE HERBERT . .	12, Springfield Gardens, Upper Clapton, N.E.
1898	AMOORE, CHARLES EDWARD . .	58, Gresham Road, Brixton, S.W.
1899	ANDERSON, HENRY	Messrs. Roberts & Son, Portmadoc.
1897	ARMSTRONG, JOHN WILLIAM WILSON,	Blacon, Stratford-on-Avon.
1897	AUBREY, WILLIAM BEAUCHAMP .	Springfield, Chelmsford, Essex.
1899	BARE, ARNOLD EDWIN . . .	64, Lebanon Gardens, West Hill, Wandsworth, S.W.
1899	BARKER, CHARLES RUSSELL . .	4, Park Crescent, Portland Place, W.
1899	BARKER, HERBERT GRAHAM .	2, St. Paul's Square, Bedford.
1899	BATTERBURY, NORMAN BONIFACE	Berkhampstead, Herts.

Passed Preliminary Examination.	STUDENTS.	
1896	Bayes, John George . . .	24, Queen Street, Bude, N. Cornwall.
1899	Bell, Albert Henry . . .	Woburn Lodge, Addlestone, Surrey.
1899	Benson, John Ingham . . .	The College of Agriculture, Downton, Wilts.
1898	Berry, Algernon Lawrence .	Hillside, Kneesworth Road, Royston, Herts.
1897	Bingham, William Raper . .	Highworth, Brockley Park, Forest Hill, S.E.
1899	Blake, Alfred Norman . .	Maisonnette, Willis Road, Gosport, Hants.
1899	Blyth, Harold King . . .	Rainville, 30, Cotham Vale, Cotham, Bristol.
1899	Boyton, Bertram Alfred . .	The Retreat, Church Row, Fulham, S.W.
1898	Bradley, Cecil Gustav . .	103, Tettenhall Road, Wolverhampton.
1897	Bradshaw, Arthur George .	7, Gage Street, Lancaster.
1899	Brealey, Reginald Woodhouse	Rose Bank, Leek, Staffordshire.
1898	Brent, Thomas	Warwick Hotel, Redhill, Surrey.
1897	Bridgewater, Clement Joseph Bentley	94, Portland Place, W.
1897	Brierley, Hugh Colley . .	Estate Office, Troy, Monmouth.
1897	Broad, Sydney Lowther . .	11, Wootton Gardens, Old Christchurch Road, East Bournemouth.
1898	Brooker, Hubert	Elinbank, Steyning, Sussex.
1898	Browne, Eustace Montague .	Court House, Kingsthorpe, nr. Northampton.
1899	Browning, Sydney	12, Beaufort Road, Clifton, Bristol.
1898	Bruton, Basil Vassar . . .	29, Fleet Street, E.C.
1898	Bruzaud, George Joseph . .	Shetlands, Nightingale Lane, S.W.
1898	Buckley, Alfred Eustace .	South Field, Halifax, Yorkshire.
1898	Burman, William	Kiveton Park, near Sheffield.
1897	Cannell, Basil Charles Harman	Fernley, Newmarket Road, Norwich.
1899	Carter, William John . . .	Glaslyn, Chatsworth Road, Brighton.
1898	Caton, Thomas Linfield . .	82, Acre Lane, Brixton, S.W.
1897	Chattell, Arthur Paul . .	Camden Rise, Chislehurst, Kent.
1899	Chesterton, Cecil Edward .	11, Warwick Gardens, Kensington, W.
1899	Chesterton, Sidney James .	31, Pembroke Road, Kensington, W.
1898	Chilwell, Charles Vyvyan .	6, Weymouth Street, W.
1897	Church, Geoffrey Redmore .	2, Steeles Road, South Hampstead, N.W.
1899	Clark, Cuthbert Harvey . .	18, Palace Gardens Mansions, W.
1899	Clements, Cyril John . . .	Stratford House, Mildenhall, Suffolk.
1898	Cobb, Robert	Mockbeggar, Higham, Rochester.
1899	Coker, Harry Reginald Ellis	2, Hillsboro' Road, East Dulwich Grove, Dulwich, S.E.
1899	Cole, Herbert Covington .	Greta House, Regent's Park Road, Finchley, N.
1898	Cook, Cecil Newton . . .	142, Highbury New Park, N.
1898	Cooke, Arthur George Stuart	Grosvenor Chambers, Chester.
1897	Cooke, Frederick Noel . .	33, College Street, Leicester.

Passed Preliminary Examination.	STUDENTS.	
1897	COPE, GERALD HARWOOD . .	Broxton, Chester.
1896	CORLETT, LIONEL	429, Stanley Road, Bootle, Liverpool.
1898	COTCHING, GEORGE FREDERICK .	West Lodge, Horsham, Sussex.
1897	CRAMPHORN, CHARLES HUBERT .	8, Cambridge Terrace, Chatham, Kent.
1895	CROWTHER, CYRIL	Strawberry Hill, Haulgh, Bolton, Lancashire.
1897	CRUMP, EDWARD HAROLD . .	Denbeigh, Victoria Terrace, Cheltenham.
1897	CURREY, HAROLD WYNNE . .	55, Linden Gardens, W.
1896	CUTLER, GEORGE	West Bank, Lewisham Hill, Blackheath, S.E.
1899	DANIELL, FREDERICK STANLEY .	13, Lexden Road, Colchester, Essex.
1897	DANN, HENRY, JUN. . . .	Gwynant, Overcliffe, Gravesend, Kent.
1898	DANN, THOMAS	Gwynant, Overcliffe, Gravesend, Kent.
1899	DAVIDGE, WILLIAM ROBERT . .	"Hopetown," Teddington Park Road, Teddington.
1899	DAVIES, JAMES GEORGE MORRIS	Troy House, Rugby, Warwickshire.
1896	DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	27, Kensington Park Gardens. W.
1898	DELLSCHAFT, ADOLPH HEINRICH	21, Drayton Park, Highbury, N.
1899	DEMUTH, RICHARD HAROLD . .	Leek Wootton, Warwick.
1899	DENSHAM, JOHN BOON . . .	Olden Lodge, Purley, Surrey.
1899	DINWIDDY, CONRAD HUGH . .	12, Croom's Hill, Greenwich, S.E.
1898	DIXSON, WILLIAM JOHN . . .	The Ferns, Newport Pagnell, Bucks.
1899	DODD, HAROLD JAMES . . .	The Glebe, Goring-on-Thames.
1898	DONNE, CYRIL HENRY . . .	Blakesley Hall, Yardley, Birmingham.
1899	DRIVER, JOHN ROBERT FARRANT	74, Burleigh Street, Cambridge.
1898	EARLE, JOHN WILFRID . . .	Allerton Tower, Woolton, Lancashire.
1898	EASTWOOD, CHARLES WILLIAM .	38, Yorkersgate, Malton, Yorks.
1897	EDWARDS, HAROLD EDGAR . .	29, Blantyre Street, Chelsea, S.W.
1899	ELDRIDGE, DOUGLAS HOWARD .	"The Rhespas," Mount View Road, Crouch Hill, N.
1898	ELGAR, CHARLES JOHN . . .	Crockshard, Wingham, Kent.
1897	ELLIS, RUPERT LUMLEY . .	29, Fleet Street, E.C.
1898	ETLINGER, HENRY	7, Leinster Street, Dublin.
1899	FARMER, STEWART FRANK HAYWOOD	98, New Street, Birmingham.
1899	FISHWICK, CHARLES	Waterloo House, Wellington Road, Hastings.
1898	FLETCHER, FREDERIC . . .	Myddelton Lodge, Whetstone, N.
1899	FLETCHER, HAROLD VERNON .	Penshurst Park, Tonbridge, Kent.
1898	FOSTER, WALTER	Armaside, Hampton Hill, Middlesex.
1898	FOX, WILLIAM	15, Holdenhurst Road, Bournemouth, Hants.

Passed Preliminary Examination.	STUDENTS.	
1899	FRANCIS, RONALD GARNHAM . .	Post Office Terrace, Cambridge.
1898	FRENCH, CECIL GEORGE . . .	6, Bedford Terrace, Bedford Road, East Finchley, N.
1896	FREUER, WILLIAM SAMUEL . .	West Rudham, King's Lynn, Norfolk.
1897	FROST, ALFRED CARDAIN . .	Sunnybank, Epsom Road, Morden, Surrey.
1899	GAHAN, REGINALD HUME TOWNSEND	6, Kenilworth Square, Rathgar, Co. Dublin.
1899	GAHAN, ROBERT BERESFORD . .	Beverston, Dundrum, Co. Dublin.
1898	GAIRDNER, KENNETH GRAEME .	24, West Hill, Highgate, N.
1897	GATE, HENRY ARTHUR ARMYTAGE	20, Mecklenburgh Square, W.C.
1899	GENDERS, PERCY ROBERT . .	6, Deerbrook Road, Herne Hill, S.W.
1897	GETTINGS, SYDNEY SALTER .	The Mount, Chester Road, Erdington, near Birmingham.
1898	GIMSON, ALLEN	32, Fitzroy Square, W.
1898	GLASIER, EDWARD BROUGHAM .	Edgecombe Hall, Wimbledon Park, S.W.
1895	GLEED, HERBERT ALEXANDER .	21, Flodden Road, Camberwell, S.E.
1898	GOFF, JAMES CAULFEILD . . .	The Agricultural College, Aspatria, Carlisle.
1899	GOFF, JOHN TALBOT	Clonara, Killiney, Co. Dublin.
1898	GOODBODY, FREDERIC ALLEN STURGE	Chilliswood, Tyndall's Park, Bristol.
1899	GOODGAMES, THOMAS . . .	The Limes, Eaton Socon, St. Neots, Hunts.
1897	GOULD, HARMER	29, Woodvale, Forest Hill, S.E.
1898	GURNEY, RONALD GEORGE . .	Brook Street, Aylesbury, Bucks.
1898	HALL, CLEMENT ARTHUR . .	36, Gordon Place, Kensington, W.
1899	HANCOCK, HENRY SYDNEY, JUN.	Sydney Place, St. Austell, Cornwall.
1899	HANSON, HAROLD	Holmwood, Edgerton, Huddersfield.
1898	HARDING, GRAHAM	66, Cannon Street, E.C.
1899	HARDY, HAROLD CROFT . . .	8, Morella Road, Wandsworth Common, S.W.
1897	HARLOW, WILLIAM WYATT RIDGWAY	Northwood House, Hanley, Staffordshire.
1899	HARTLEY, RONALD	The College of Agriculture, Aspatria, Carlisle.
1898	HARRISON, CECIL PRYCE . .	Caerhowel, Montgomeryshire.
1898	HARRISON, ERNEST	"Westbrook," Bolton-le-Sands, nr. Carnforth, Lancashire.
1896	HAWKINS, LANCELOT GOULDER .	Downham Market, Norfolk.
1899	HEAL, HERBERT GEORGE . .	"Arnewood," 9, Nelson Road, Southsea, Hants.
1899	HEWETT, RICHARD	Whitelane Farm, Seale, near Farnham, Surrey.
1898	HIDER, SYDNEY WILLIAM . .	80, Upper Tollington Park, N.
1899	HILL, FRED.	Bridge Inn, Free Town, Bury, Lancashire.
1898	HILL-WHITSON, ERIC CECIL .	Parkhill, Blairgowrie, N.B.
1899	HILLYER, WILLIAM HAROLD .	"Knockholt," Ravensbourne Park, Catford, S.E.

Passed Preliminary Examination.	STUDENTS.	
1898	Hinchcliff, Joseph Henry	Commercial Road, Skelmanthorpe, nr. Huddersfied.
1899	Hitchings, Richard Valentine	Shalford, near Guildford.
1898	Hodge, Robert Thomas	Kelvin, Cottenham Park, Wimbledon, Surrey.
1899	Holbeche, Robert Cecil	21, Bennett's Hill, Birmingham.
1898	Holmes, Montague Price	Clarendon House, 6, Maida Vale, W.
1897	Hooper, Alfred Egbert	Laura Place, Andover, Hants.
1899	Hopkin, Philip Lewis	James Street, Pontardawe, near Swansea, South Wales.
1899	Hopkinson, Richard Brown	Laurence Dene, Edgerton, Huddersfield.
1897	Houghton, William Charles	Pine Lodge, Whitehall Road, Woodford Green, Essex.
1899	How, Frank Vivian	West Cottage, Asylum Road, Lincoln.
1899	Howes, Arthur Burnaby	193, High Road, Balham, S.W.
1896	Howland, George	Rushymead, Coleshill, Amersham, Bucks.
1899	Hubble, Lloyd Unsworth	The Elms, Hunton, Maidstone, Kent.
1898	Hudson, Charles James	Armley House, Bridlington Quay, Yorkshire.
1898	Hunt, Harry	71, Parliament Hill, N.W.
1898	Hurlbutt, Percival	The College of Agriculture, Downton, Wilts.
1897	Hutchinson, Charles Frederick	Oak Tree House, Preston, near Hull.
1898	Ingram, Cecil Walter	2, St. Andrew's Place, Lewes, Sussex.
1899	Insley, George Pitron	Old Studley House, Wimborne Road, Bournemouth.
1899	Jackson, Richard Stephens	117, High Street, Sittingbourne, Kent.
1898	James, Christian Wilfred	Rudchester, Wylam-on-Tyne.
1899	James, Reginald Charles	"Trereiffe," Ringwood Road, Poole, Dorset.
1899	Jarvis, William Howard Rigden	West Tarring, Worthing, Sussex.
1899	Jeffery, Francis Wilson	77, St. Helen's Road, Hastings, Sussex.
1899	Johnson, Arthur William	Woodland House, Manor Road, Barnet.
1898	Johnson, Frederick	London House, High Street, Erith, Kent.
1897	Jonas, Harold Driver	Antingham Hall, North Walsham, Norfolk.
1898	Jones, Arthur Bayly	50, Threadneedle Street, E.C.
1899	Kaines, Ronald Henry	Milton, Gillingham, Dorset.
1898	Kelleway, Herbert Davies	24, Bateman Street, Cambridge.
1898	Kemp, Philip Reginald	11, Chapel Street, Preston, Lancs.
1898	Knibb, Frederick Charles	2, Maitland Terrace, Taybridge Road, Lavender Hill, S.W.
1899	Knox, Leonard Needham	19, Bryanston Mansions, York Street, W.

Passed Preliminary Examination.	STUDENTS.	
1899	Lake, Ralph Julian . . .	Heage House, Crouch Hill, N.
1896	Lampard, Sydney Martin . .	114, Clapton Common, N.
1897	Langridge, Walter Frederick	5, Lansdowne Road, Tunbridge Wells.
1897	Lanham, Lawrence . . .	The Auction Mart, Basingstoke, Hants.
1899	Leach, Harold Minton . .	32, Upper Richmond Road, East Putney, S.W.
1899	Lees, Randle Bursiam . .	99, Antrobus Street, Congleton, Cheshire.
1899	Lewis, Edward Llewellyn .	21, Ranelagh Road, Westbourne Square, W.
1898	Lisney, Harry	11, Sydenham Road, Sydenham, S.E.
1899	Lowsley, Sydney Evan . .	3, Rectory Terrace, New Hampton Road Wolverhampton.
1896	Lumley, Edward Adrian . .	22, St. James's Street, S.W.
1897	Mackintosh, William Smith .	The Old Manor House, Fordingbridge, Hants.
1897	Martin, Cecil Valentine Watson	55, Westgate, Wakefield.
1899	Martin, Trice	109, West Street, Farnham, Surrey.
1898	May, Philip John	25, Compton Avenue, Brighton, Sussex.
1897	Meaby, Thomas James . . .	Canford, Wimborne.
1898	Mercer, Thomas James . .	Hovingham, York.
1897	Michell, Henry Lingwood .	205, Upper Richmond Road, Putney, S.W.
1898	Mitchell, Herbert Arthur .	105, Western Road, Brighton, Sussex.
1898	Monson, Charles Evelyn John	The Avenue, London Road, Newark-on-Trent.
1897	Morle, Denzil Adair . . .	102, Jermyn Street, S.W.
1898	Moss, Charles Percy . . .	58, Ashley Road, Crouch Hill, N.
1899	Neate, Arthur Whistler .	Speenhamland, Newbury, Berks.
1897	Newsome, Samuel Henry . .	High House, Alvechurch, Worcestershire.
1899	Notley, Leslie Richard . .	Larksfield, Englefield Green, Staines.
1898	Oaten, Alfred Edward . .	Glenthorpe, Fairfield Road, Montpelier, Bristo
1899	Overton, William Henry .	6, Compton Avenue, Brighton.
1899	Parnwell, Sydney Arthur .	68, Colveston Crescent, Dalston, N.
1899	Parsons, Maurice Harry Donne	Rosemount, Exeter, Devon.
1899	Patten, John, Jun. . . .	Park Farm, Alnwick, Northumberland.
1899	Perkin, Dan Ward . . .	Gulworthy, Tavistock, Devon.
1899	Perkins, Charles Fearnall .	Englehome, Sea Road, Boscombe, Hants.
1898	Perks, Hugh Earl	2, St. Paul's Square, Bedford.
1899	Pitt, Philip Septimus . .	53, Bateman Street, Cambridge.
1898	Pottier, George Louis . .	2, St. George's Villas, Whipp's Cross, Walthamstow, N.E.

Passed Preliminary Examination.	STUDENTS.	
1897	Pratt, Frank Percy . . .	97, Gresham Street, E.C.
1899	Priest, Albert Edward . .	Hawnedale, Old Hill, Staffordshire.
1896	Ransom, Thomas Reginald . .	Dunkeld, 59, Ritherdon Road, Upper Tooting, S.W.
1899	Reaney, Harold de Lisle .	11, Upham Park Road, Chiswick, W.
1899	Reed, Charles Cecil . . .	Beeford Grange, Beeford, near Hull, Yorks.
1899	Reed, Edward	Downlands, Rottingdean, Sussex.
1897	Rendell, Harry Symons . .	Forde View, Newton Abbot, Devon.
1896	Rendell, John	Forde View, Torquay Road, Newton Abbott, Devon.
1899	Richardson, Ernest Charles.	Stamford, Lincolnshire.
1898	Richardson, Harold Thomas .	52, Southbrook Road, Lee, S.E.
1896	Riddett, Maurice Charles .	Highclere, Ryde, Isle of Wight.
1898	Riddle, Henry Hubert . .	139, Trinity Road, Tooting, S.W.
1899	Rippengal, Arthur Henry .	19, Cameron Road, Croydon.
1899	Robinson, Josslyn Alleyne .	Mossgill House, Crosby Garrett, Kirkby Stephen, Westmoreland.
1898	Rowe, Gilbert Charles . .	Quantock, Babington Road, Streatham, S.W.
1899	Rowlandson, George Armstrong	1, Richardson Street, Carlisle.
1899	Russell, Humphrey Gladstone	Boyle Cottage, Thames Ditton, Surrey.
1897	Rutley, Arthur Dennett .	Birchwood, Caterham Valley, Surrey.
1899	Sackett, Sidney Rupert . .	Wingfield House, Orsett, Essex.
1896	Sanday, William Henry . .	Highfield, Uxbridge.
1897	Schofield, Peter	10, Dan Lane, Atherton, Lancashire.
1899	Scollick, Ernest Arthur .	3, Church Road Villas, Burgess Hill, Sussex.
1897	Sharpe, Edwin	Measham, Atherstone.
1898	Shaw, Willoughby John . .	The Yorkshire College, Leeds.
1898	Shone, Leighton Edward . .	Woodhouses, Whitchurch, Salop.
1899	Short, Herbert Douglas . .	Saham Toney Rectory, Watton, Norfolk.
1899	Slade, James Harcourt . .	West Lodge, Upminster, Essex.
1898	Slipper, Walter John . . .	16, Duke's Street, Chelmsford, Essex.
1899	Smallman, Henry Richard George Strong	Stanstead, Sutton, Surrey.
1898	Smith, Cyril Herbert . . .	Buckhill, Calne, Wilts.
1899	Smith, Douglas Henry . .	7, Marine Avenue, Westcliff, Southend-on-Sea.
1896	Smith, John Ambrose . . .	The Dale, Tatton Park, Knutsford, Cheshire.
1898	Smith, Quentin Cullen . .	Sunnyside, Muswell Hill, N.
1899	Smith, Stanley Addison . .	"Sunnyside," Monkseaton, Newcastle-on-Tyne.
1899	Smith, Warwick Hughesdon .	150, Eastgate, Rochester, Kent.
1899	Smyth, Thomas William . .	82, High Street, Barnstaple, Devon.
1898	Soper, Harold	43, Buckingham Place, Brighton.

Passed Preliminary Examination.	STUDENTS.	
1898	SPALDING, FRANK EWART . .	3, Lyndhurst Road, Hampstead, N.W.
1898	STANLEY, PERCY ABEL . . .	Newton Road, Burton-on-Trent, Staffordshire.
1897	STEAD, EDWARD JOHN . . .	Bridgemaster's Department, County Offices, Preston, Lancs.
1897	STEDMAN, CHARLES FREDERICK	Grantley Villa, Cranleigh, Surrey.
1899	STEPHENS, JOHN BYLE . . .	Martello Terrace, Holywood, Co. Down, Ireland.
1899	STOCKINGS, ARTHUR PERRY. .	Rowan House, Cheshunt, Herts.
1899	STONE, FREDERIC	New Road, St. Thomas, Launceston, Cornwall.
1898	SWEETMAN, GERALD DRYSDALE.	Windsor House, 13, St. Thomas' Street, Ryde, Isle of Wight.
1896	TAIT, FRANK VINCENT . . .	31, Pepper Street, Chester.
1897	TANNAHILL, ARTHUR WALTER ALFRED CLAUDE	Firsleigh, Alexandra Road, North Finchley, N.
1897	TANNER, RUDOLPH	29, Pelham Place, South Kensington, S.W.
1899	TAYLOR, SAMUEL DAVIS . .	Oak Lawn, Shottermill, near Haslemere, Surrey.
1897	TAYLOR, WILLIAM HENRY . .	Nuttall, Nottingham.
1899	TEMPLE, EDGAR GUY . . .	Fraser House, Margery Park Road, Forest Gate, E.
1899	THOMPSON, WILLIAM . . .	8, Cavendish Place, Carlisle, Cumberland.
1898	TILLEY, HENRY JOHN . . .	Barnhouse, Watlington, Oxon.
1899	TOMLIN, FRANCIS FERRIER . .	49, Lordship Lane, Wood Green, N.
1898	TONSON-RYE, JOHN REGINALD .	The Agricultural College, Aspatria, Carlisle.
1898	TREDINNICK, ERNEST DAVEY .	The Gardens, Lydbury North, Shropshire.
1898	TURNER, JABEZ TENNYSON . .	108, Greenwood Road, Dalston, N.E.
1897	TURNER, VINCENT	Water Engineer's Office, Town Hall, Wakefield.
1896	TYACK, ARTHUR HENRY . . .	Surveyor's Office, Town Hall, Buxton.
1898	VALE, ROBERT PARSONS . . .	14, Rupert Street, Wolverhampton.
1898	VINCE, CLEMENT HARWOOD . .	The Tower House, Halton, near Lancaster.
1897	WACHER, THOMAS BLAKE .	Royal Agricultural College, Cirencester.
1898	WADHAM, GERALD DOUGLAS. .	Millwood, Dalton-in-Furness, Lancashire.
1898	WALKER, GILBERT RUSSELL. .	The Chestnuts, Long Ashton, Somerset.
1898	WALTON, LEON MAITLAND . .	Ingleside, Manor Way, Bexley, Kent.
1899	WARD, FRANK	47, Cowley Road, Leytonstone, E.
1897	WATSON, PERYN	New Grove, Petworth, Sussex.
1899	WATT, ALEXANDER LINDSAY. .	The Agricultural College, Aspatria, Carlisle.
1897	WEBB, EDWARD MURTON . .	School House, The Close, Norwich.
1899	WEBBER, ARTHUR DANIEL MOUTRAY	University College, Bangor, N. Wales.
1899	WESTLAKE, WILLIAM JOHN WALTER	33, Cobourg Street, Plymouth, Devon.
1898	WESTON, WILLIAM HENRY JAMES	Gloucester House, Ashford, Middlesex.

Passed Preliminary Examination.	STUDENTS.	
1896	WESTWOOD, PERCY JAMES . .	26, High Street, Grays, Essex.
1899	WHARTON, PERCY HAMILTON .	35, Kent House Road, Beckenham, Kent.
1897	WHEELER, FRANK CORNELIUS .	4, Frederick's Place, Old Jewry, E.C.
1898	WHEELER, FRANCIS WEST . .	189, Fulham Road, S.W.
1899	WHITE, JOHN WILLIAM EDDEN	4, Calverley Terrace, Tunbridge Wells, Kent.
1899	WHITEHEAD, ERNEST MORTIMER	95, Earlsfield Road, Earlsfield, S.W.
1897	WHITELEY, CYPRIAN CHARLES OSWALD	82, Queen's Street, Cheapside, E.C.
1899	WHYTEHEAD, JOHN LAYARD .	The Vicarage, Warminster, Wilts.
1897	WIDDICOMBE, CHARLES EDWIN	The Avenue, Cambridge.
1896	WILKINS, WILLIAM FAWCETT .	29, Thurleigh Road, Balham, S.W.
1899	WILKS, CLEMENT	15, St. Mary's Road, Highbury, N.
1899	WILLMOTT, HARRY RUSSELL .	Spital House, Chesterfield, Derbyshire.
1899	WILSON, HUGH MILLER . .	One Ash, Kettering, Northamptonshire.
1898	WILSON, LANCELOT ELCE . .	29, Broadgate, Lincoln.
1897	WITHYCOMBE, JOHN GIDLEY .	c/o Messrs. Gibsons, St. Albans, Herts.
1899	WOOD, JOHN GUY	Elmwood, Upper Warlingham, Surrey.
1899	WOOD, ROWLAND HARRY . .	4, Worthing Road, Horsham, Sussex.
1898	WRAGG, LEONARD	Loxley, near Sheffield
1899	WRIGHT, FRANCIS	Danbury, Chelmsford, Essex.
1897	WRIGHT, THOMAS HENRY . .	"Hawkurst," Terrapin Road, Balham, S.W.
1899	YOUNG, CHARLES ALEXANDER .	167, Brixton Road, S.W.
1898	YOUNG, KENNETH JAMES . .	167, Brixton Road, S.W.

Total number of Students, 281.

SUMMARY.

Honorary Members	16
Fellows	1,899
Professional Associates	672
Associates	84
Colonial Fellows	12
Students	281
Total . .	2,964

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

1893 Abrams, Benjamin Percy.
1888 Adkin, Benaiah Whitley (*Special Sanitary Science Certificate*, 1893).
1897 Allen, Percy.
1899 *Ambler, Sydney Wood.
1893 Amos, Frank (*Crawter Prize*, 1893).
1899 *Angel, Francis Houghton.
1892 Anscombe, Ernest.
1895 Aris, John Whitton.
1894 Arnott, John.
1897 Ashenden, Leonard Thomas.
1887 Austin, Richard, Jun.
1891 *Aylen, Cecil Hugh.

1899 *Baddeley, Bernard Beresford.
1895 Bailey, Lewis Hewitt.
1899 *Baker, Geoffrey Clinton.
1891 Ball, William Alfred.
1893 Bancroft, Frederick Herbert.
1898 *Banks, Frederick Stuart Angus (*Penfold Gold Medal*, 1898).
1895 *Bannister, Tom Harrison Caffyn.
1898 Barker, Geoffry Lionel.
1891 Barnes, George Frederick.
1899 *Barns, Stephen Allen.
1893 Beadel, Frederick Maurice.
1889 Beard, Edwin Thomas.
1884 Bedells, Charles Herbert.
1895 Belcher, Edward John.
1896 Bell, Herbert Owen.
1893 Bellingham, Archibald Turner.
1888 Benson, Robert Alan (*Bracketted Special Prize*, 1884).
1897 *Bentley, Harold Edwin.
1893 Beven, Septimus.
1899 *Bickford, Joseph Grant.
1894 Bidwell, John Evans.
1898 *Bidwell, Philip Shelford.
1894 Birch, Richard Elwyn.
1889 Birch, Walter de Hoghton.
1899 *Bird, John Bowyer
1893 Blackbourn, Henry.
1898 *Blackshaw, Charles.
1898 Blake, Edwin Holmes.
1898 *Blount, Edward.
1898 *Blunt, Montague Cecil.
1893 Body, Arthur.
1895 Booth, Gilbert William.
1891 Boulting, Frederick Edward.
1899 *Bowden, John Friendship (*Crawter Prize*, 1899).
1892 Brackett, Frederick Henry.
1899 *Brackett, William Newbegin.
1895 Bradley, James William.
1895 Bradshaw, Harry Greaves.
1893 Brady, Ralph Hollinshed.
1895 Breeds, Arthur Owen.
1898 *Brighton, George Lawrence.

* *Those to whose names a star is affixed, have passed the Fellowship Examination, but have not yet been transferred to the Class.*

Members of the Institution who have Passed the Fellowship Examination.—continued.

1894 Brinkworth, Robert Edwin.
1897 Brinsley, Herbert George William.
1896 Brooks, John McMullen.
1896 Brooks, Philip Fuller.
1893 Brown, Alexander Burnett.
1893 Brown, Arthur Macdonald (*Driver Prize*, 1889).
1894 Brown, George Turville.
1887 Buckland, Alfred Virgoe.
1893 Buckland, Sidney Crawford.
1887 Burrows, Alfred John.
1896 Burton, Amos, Jun.
1891 Bushell, Henry.
1899 *Butler, Albert Ernest.
1899 *Butler, Charles.

1896 Campbell, Hugh Bruce.
1898 Carnell, Sydney George.
1898 Carpmael, Harold.
1895 *Carr, Thomas Edmund.
1898 Cartwright, Alfred Stott.
1892 Castle, Harold.
1898 Chamberlain, George Arthur Raddon.
1895 Chambers, Theodore Gervase (*Penfold Gold Medal*, 1895).
1898 Clarkson, William.
1894 Coales, Herbert George.
1893 Cobham, George William (*Special Prize*, 1890; *Crawter Prize* 1890).
1898 *Collins, Horace.
1895 Cooper, Alfred William.
1894 Cope, Henry James.
1899 *Cope, William George.
1892 Corderoy, Athelstane.
1898 Cotterell, Albert Player Isaac.
1899 *Cowin, Norris Tynwald.
1897 *Cox, Walter Theodore.
1899 Creswell, William Thomas.
1893 Crier, John Thomas.
1899 *Cronk, Charles Tylee.
1895 Cross, Arnold Charles Martin.
1898 *Crowther, Keston Nelson.
1899 *Culverhouse, Cecil Goldar Fearn.

1899 *Dangerfield, Thomas Samuel.
1897 *Daniel, Henry Wilkinson (*Institution Prize*, 1896).
1890 Darch, John.
1892 Davey, Henry Thomas.
1895 Davies, Cyril Froodvale (*Crawter Prize*, 1895).
1894 Davies, David Thomas.
1886 Day, William, Jun.
1893 Debenham, Frank Bridgewater.
1894 Debenham, Frederic Kersey.
1893 Debenham, Horace Bentley.
1890 Dendy, William Cooper (*Special Prize*, 1889).
1898 *Denton, William.
1885 Dickson, Thomas Arthur.
1896 Dinwiddy, Donald.
1891 Done, John James (*Driver Prize*, 1887).
1888 Drew, Henry Alban.
1892 Dudley, Edgar.

1891 Eagland, William Francis.
1895 Eason, Edward William (*Institution Prize*, 1893).
1897 *Easter, William (*Driver Prize*, 1896; *Penfold Silver Medal*, 1896).
1894 Edmonds, John.
1896 Egginton, Denys.
1895 Ellis, Albert Edward.
1889 Ellis, Francis, Jun.
1890 Ellis, Herbert Moates.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1890 Ellis, Ralph Staples.
1898 *Eve, Charles Gerald (*Bracketted Crawter Prize*, 1898).
1887 Eve, Herbert Trustram.
1899 *Everington, John.
1895 Eves, Francis George Bertram.
1890 Eves, William Lionel.

1898 *Farmer, Hugh Cecil.
1895 Fenn, Andrew Thomas Cranage.
1895 Fields-Clarke, George Thomas.
1894 Finn, Fred.
1894 Finn, Herbert Archibald (*Special Prize*, 1891).
1894 Fitt, Harry Charles.
1897 Fletcher, Herbert Phillips.
1895 Ford, Solomon.
1897 *Foster, Edward Charles.
1890 Foster, Frank (*Special Sanitary Science Certificate*, 1892).
1894 Foster, James Herbert Furmedge.
1899 *Fox, Frederick Russell.
1893 Franklin, Benjamin Belgrove.
1897 Fraser, Thomas Smellie.
1894 Fraser, William.
1898 Fry, Joseph Harry.
1888 Furber, Percy Normam.
1898 *Furmedge, John Harris.

1899 *Gardiner, Robert Strachan.
1894 Gardner, Gilbert.
1897 Garner, John Stanley.
1892 *Garrard, Arthur Norman.
1895 German, George, Jun. (*Driver Prize*, 1892).
1887 Gibb, William Pashley.
1892 Giddy, Osman Horton.
1898 Glover, Henry Alexander.
1893 Goddard, Alexander.
1899 *Goldsmith, Douglas Fleet.
1897 Goulding, Arthur.
1892 Green, Alexander Ernest.
1897 Green, Edmund Horace.
1897 Green, Frederick Algernon (*Penfold Gold Medal*, 1897).
1896 Gregson, George Ernest.
1898 Grierson, John Nicholson.
1896 Griffin, Alfred.
1892 Grover, Arthur.
1895 Grover, Philip Gordon.
1899 *Gunter, James.

1891 Hadley, Frank.
1894 Haigh, Thomas Frederick.
1897 Hall, John Herbert.
1891 Hall, William Timothy (*Institution Prize*, 1894).
1894 Hampton, George Frederick William.
1888 Hansell, Reginald Goddard (*Special Sanitary Science Certificate*, 1893).
1897 Harrison, Charles.
1896 *Harrison, George John Robertson (*Special Prize*, 1894).
1899 *Harrison, John Edward.
1890 Haslam, Dryland. Jun.
1886 Hasluck, Lancelot Gerald.
1892 Hayward, Frederick George.
1891 Head, John George (*Crawter Prize*, 1891).
1897 Heasler, Holland Charles.
1896 Hern, Samuel.
1895 Heward, Ernest James.
1891 Higgins, George
1889 Hodge, Leonard Percival.
1895 Holiday, Percy Cave.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1899 *Holl, Mackintosh Meleng
1897 Hollis, Walter Dawson.
1897 Homan, Hubert Franklin.
1896 Hood, Walter Richard.
1895 Hooper, Cecil Henry.
1897 *Hooper, Edgar Wilfred.
1883 Horne, William Edgar.

1897 Isted, Samuel Eveland.

1897 Jarmain, William (*Institution Prize*, 1894).
1895 Jarman, Frank Wilmott.
1894 Jeffree, Sydney.
1897 Jenkin, Arthur Pearse.
1895 Jenkinson, John.
1898 Jenkinson, William Eric Leigh.
1897 Jenner, William.
1894 Johnson, Bernard Marr.
1884 Johnson, Henry.
1894 Johnston, Walter Henry.
1889 Jonas, Harry Marshall (*Institution Prize*, 1887).
1898 Jones, Ernest Joel.
1890 Jones, Frederick Herbert.
1886 Jones, Henry Arthur (*Special Sanitary Science Certificate*, 1892).

1892 Kemp-Smith, James Frederick.
1899 *Kerr, John Murray.
1898 Kerruish, William Maltby.
1888 King, Alfred.
1897 *Kingsford, Percy Hamilton.
1896 *Knight, George Edward.

1897 Lake, Cuthbert Joseph.
1896 Lakin-Smith, Ernest.
1889 Lambert, Godfrey Charles.
1898 *Lamprill, William Thomas.
1899 Lang, Charles Frederick Dashwood.
1895 *Lancaster, John Roy.
1893 *Lawley, Frederick William.
1893 Leaning, Henry John.
1895 Leaning, William Arthur
1894 Leather, George Herbert.
1897 *Lee, Edward Ernest Arthur.
1893 Lee, John Wilfrid.
1895 Leeder, Ernest Holtham.
1899 *Lloyd, Donald.
1895 Longsdon, Ernest Morewood.
1897 Lucas, John Archibald.

1895 McCarthy, Henry Robert.
1893 Mellenfield, James Henry.
1895 MacNicoll, Douglas Henry.
1899 *Marshall, Arthur George.
1891 Mann, Robert Bagshaw.
1897 Martin, Alfred John.
1895 Martin, Heber Gambling (*Institution Prize*, 1888).
1895 Martin, Samuel.
1892 Martin, Thomas (*Special Forestry Certificate*, 1893).
1888 Massie, Frank.
1895 Mathews, Louis Osler.
1889 Maxwell, Francis William.
1898 Maxwell, Joseph Archibald.
1890 *Melrose, Frank (*Special Sanitary Science Certificate*, 1893).
1897 Mercer, Charles Edward.
1892 Merry, Arthur Walker (*Institution Prize*, 1890).
1894 Messenger, Henry.
1884 Michelmore, Alfred (*Special Forestry Certificate*, 1890).
1896 Miller, John Ezra.
1892 Mitchell, George Sharman.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1884 Mixer, Edward.
1885 Moore, Harold Edward.
1899 *Morris, Arthur.
1894 Morris, Richard Percival.
1899 *Morris, William Henry.
1891 Mould, Graham Harley.
1892 Muller, John Joseph.

1899 *Nesbitt, John Oscar.
1894 Newman, Samuel Frank.
1898 Newton, Edwin Bennett Brierley.
1895 *Nockolds, Martin Charles Hubert.
1895 *Norman, James Noel.
1883 North, George Frederic.
1897 Nuttall, Herbert.

1894 Oakley, Christopher Percival.
1891 Oakley, John Hubert.
1892 Ogden, Michael Guy.
1899 *Ogilvie, Robert Mathewson.
1899 *Oldnall, Roger William.
1898 Osenton, Charles.
1892 Osenton, George, Jun.

1896 Page, Stanley Hatch.
1895 Pain, George Lloyd.
1885 Pain, James
1899 *Pain, William Henry.
1892 Palamountain, Joseph Wm.
1891 Parris, Charles John.
1896 Parry, Joseph William.
1887 Parry, Richard.
1894 Partridge, Edward John (*Driver Prize*, 1890; *Penfold Gold Medal*, 1894, *and Crawter Prize*, 1894).

1898 Patch, Shirley Hutchins.
1886 Paull, Alan.
1897 Pearce, Fred. W.
1898 *Pearse, Octavius Burroughes.
1896 Pearson, Harry John.
1895 Pearson, Howard.
1898 *Peebles, Philip.
1891 Perkins, Walter Frank (*Special Prize*, 1886).
1884 Peto, James Winder.
1897 Phillips, William.
1885 Pilditch, Philip Edward (*Special Sanitary Science Certificate*, 1890).
1897 Pinney, Frederick Wyldbore Digby.
1894 Potter, Herbert George.
1895 Powell, Charles Reginald Evernden.
1896 Prall, Herbert Alexander.
1895 Prall, Herbert Edward.
1892 Preston, Samuel David.
1898 *Price, Capel Hereward.
1894 Price, Richard Arnold.
1896 Pritchard, Herbert Alfred.
1891 Punchard, Frederick Burt.
1896 Purvis, Charles James.

1896 Raffety, Herbert William (*Special Prize*, 1892).
1899 *Reed, Richard George Gordon.
1897 Reffell, Charles Arthur.
1898 Reid, Arthur Fletcher.
1896 Renton, George.
1899 *Richardson, Arthur Bayliffe.
1898 *Richardson, James, Jun.
1892 Richardson, Oliver Archer (*Crawter Prize*, 1892).
1894 Robins, Philip Seymour.
1893 Robinson, Henry Herbert.

Members of the Institution who have Passed the Fellowship Examination.—continued.

1898 Robinson, Theodore Richard.
1897 Rogers, Horace Mordaunt.
1884 Rolleston, William Gustavus Stanhope (*Institution Prize*, 1883).
1894 Roney-Dougal, John Dougal.
1887 Roods, Alfred (*Driver Prize*, 1886).
1898 *Rook, Joseph Taylor (*Special Prize*, 1896).
1898 Rowland, Joseph Samuel.
1889 Rundle, Edward Collins.
1898 *Russell, Cecil Herbert.

1889 Sadler, George William, Jun.
1896 Sandford, Charles Sidney.
1891 Saunders, Charles Herbert.
1892 Savill, Edwin.
1899 *Scott, Archibald Lacy.
1894 Scruby, William Thomas.
1899 *Secker, John Eustace.
1899 *Sedgwick, Alfred Sydney Edward.
1899 *Seel, Robert Harold.
1897 Sexton, George Alexander.
1898 Shearburn, Harry.
1899 *Sheldon, Harold.
1883 Silcock, Thomas Ball.
1898 *Skingle, Alfred Charles.
1897 Skipper, Henry Herbert.
1898 Skrimshire, Samuel.
1899 *Skues, Charles Ayre Mackenzie.
1892 Slater, Charles Frederick.
1898 *Sly, Joseph Townson.
1897 *Smith, Charles Gordon.
1895 Smith, Frank Braybrooke.
1889 Smith, Frank William (*Driver Prize*, 1888).
1899 *Smith, George Henry.
1899 *Smith, Sydney Arthur (*Penfold Gold Medal*, 1899).
1884 Smith, William.
1896 Sowels, William Clowes.
1898 Standen, Arthur Carnegie.
1894 Stapledon, Ernest Allen.
1898 Stewart, Samuel Parr.
1899 *Stimson, Herbert Percy.
1898 Strouts, Lewis Herbert.
1899 *Sutton, Frederick Stanley.
1898 *Swanwick, Bruce.

1896 Tallent, Edwin James.
1897 *Tate, Joseph George.
1895 Taylor, Harry William.
1894 Tee, Samuel Clifford.
1894 Temple, Frederick Wilson.
1898 Theakston, William Pease (*Bracketted Crawter Prize*, 1898).
1898 Theobald, John Meadows.
1896 *Thompson, Roland O'Brien.
1895 Thring, Douglas Theodore.
1887 Tiffen, John Henry (*Institution Prize*, 1885).
1893 Tory, John Edward, Jun.
1898 Townend, William.
1885 Treadwell, Henry John (*Driver Prize*, 1883).
1893 Tuckett, Percival Fox.
1898 Tutt, Edwin Thomas,
1893 Tyler, James William.

1883 Vernon, Arthur.
1898 Vinten, Harold Bertram.

1892 Walker, Joseph Arthur.
1897 *Walker, William Selves (*Special Prize*, 1895; *Crawter Prize*, 1897).

Members of the Institution who have Passed the Fellowship Examination.—continued.

1897 Wallis, John David.
1899 *Waterfield, Horace Clare.
1895 Watson, James Bruce.
1896 *Watson, Herbert John (*Institution Prize*, 1895).
1894 Watson, John, Jun.
1892 Webster, Hugh Calthrop.
1895 Wells, William Henry.
1895 West, Charles Henry Edward
1898 Wheatley, Stephen Gladstane.
1897 Wheeler, John Henry West.
1897 Whitaker, Ernest Victor.
1896 Whittaker, John Dronsfield, (*Penfold Silver Medal*, 1894; *Driver Prize*, 1894; *Penfold Gold Medal*, 1896; *Crawter Prize*, 1896).
1897 *Whitton, Percy.
1896 *Wilde, Algernon Sidney.
1899 *Wigram, Reginald Spencer.
1896 Williams, Henry Cuthbert.
1894 Willis, Edward.
1899 *Willoughby, Charles Albert.
1899 *Wilson, Frederick Robert.
1898 Wilson, Lawrence Richard.
1896 Wonnacott, Ernest William Malpas.
1891 Wood, Charles Bruce.
1896 *Wood, Leslie Stuart.
1898 Woof, Robert Stephenson.
1895 Woods, Arthur George.
1895 Wyles, John Walter.

1892 Young, Harry Austin Lindsay.
1899 *Young, Thomas John.

Members of the Institution who have Passed the Professional Associateship Examination.†

1891 Abrams, Benjamin Percy.
1894 Adams, Gerald Jas. Frederick.
1895 Adams, Herbert.
1897 Addie, John Heathcote.
1896 Addiscott, Henry Hugh.
1887 Adkin, Benaiah Whitley.
1893 Allen, John Parnell.
1895 Allen, Percy.
1896 Allpress, Horace Edward.
1898 Allsebrook, Arthur.
1896 Ambler, Sydney Wood.
1892 Amos, Frank.
1895 Anderson, Thomas John.
1898 Andrews, Arthur George.
1898 Andrews, Herbert George.
1896 Andrews, Stephen Hampton.
1898 Angel, Francis Houghton.
1887 Anscombe, Ernest.
1897 Appleby, Frank Sefton.
1890 Armytage, Francis Reginald.
1896 Arno, Samuel.
1885 Arnott, John (*Special Prize*, 1885).
1894 Aris, John Whitton.
1896 Ashenden, Leonard Thomas.
1889 Assiter, Harry G. (*Special Sanitary Science Certificate*, 1892).
1894 Astley, Reginald Basil.
1898 Attlee, Edward Guy.
1887 Austin, Richard, Jun.
1890 Aylen, Cecil Hugh.
1897 Baddeley, Bernard Beresford.
1893 Bailey, Louis Hewitt.
1885 Baker, Cecil Cautley.
1898 Baker, Geoffrey Clinton.
1888 Ball, James Benjamin.
1889 Ball, William Alfred.
1890 Bancroft, Frederick Herbert.
1895 Banks, Frederick Stuart Angus.
1893 Bannister, Tom Harrison Caffyn.
1890 Barclay, Thomas.
1892 Barker, Geoffry Lionel.
1889 Barnes, George Frederick.
1898 Barns, Stephen Allen.
1884 Barratt, Harry.
1898 Barratt, Leigh.
1887 Bateman, Arthur Charles.
1898 Baverstock, Harold Bridge.
1896 Beach, Archibald William Hicks.
1890 Beadel, Maurice Frederick.
1885 Beard, Edwin Thomas.
1891 Beasley, John Arthur Llewellyn (*Driver Prize*, 1891).
1883 Bedells, Charles Herbert.
1898 Bedwell, Ernest Charles.
1894 Beken, George, Jun.
1888 Belcher, Edward John.
1894 Bell, Herbert Owen.
1889 Bellingham, Archibald Turner.
1897 Benson, Francis Rion.

† *This list does not include the names of those who have passed the Examination but have not yet joined the Institution.*

Members who have Passed the Professional Associateship Examination—continued.

1884 Benson, Robert Alan.
1895 Bentley, Harold Edwin.
1898 Berry, Charles Windsor.
1898 Betenson, Frederic Roger.
1898 Bettridge, John Charles Lebon.
1892 Beven, Septimus.
1898 Bibbey, Thomas.
1897 Bickford, Joseph Grant (*Special Prize*, 1897).
1893 Bidwell, John Evans.
1895 Bidwell, Philip Shelford.
1897 Bigg, Lionel Thursfield.
1895 Birch, Francis Julian Laurence.
1893 Birch, Richard Elwyn.
1884 Birch, Walter de Hoghton.
1897 Bird, John Bowyer.
1886 Birkett, Tom.
1897 Blackshaw, Charles.
1897 Blake, Edwin Holmes.
1894 Blount, Edward.
1885 Blundell, Harry.
1896 Blunt, Montague Cecil.
1898 Blyth, George Alfred.
1896 Boden, Maurice.
1893 Bodger, Percy Morris.
1890 Body, Arthur.
1895 Boord, Walter Bertram.
1887 Booth, Gilbert William.
1896 Bösher, Victor Evans.
1890 Boulting, Frederick Edward.
1886 Bousfield, Edwin Vaughan Davenport.
1891 Bowden, Ernest Newton.
1897 Bowden, Harry.
1891 Bowden, John Friendship (*Institution Prize*, 1891).
1888 Bower, Arthur Wentworth Chivers.
1890 Brackett, Frederick Henry.
1897 Brackett, William Newbegin.
1894 Bradley, James William.
1896 Bradshaw, Arthur Stanley.
1893 Bradshaw, Harry Greaves.
1895 Bradwell, Gervase Hubbart.
1888 Brady, Ralph Hollinshed.
1888 Brevetor, Thomas, Jun.
1889 Bridgford, Leo Appleton.
1886 Briggs, John.
1896 Brighton, George Lawrence.
1894 Brinsley, Herbert George William.
1892 Brinkworth, Robert Edwin.
1895 Brooks, John McMullen.
1895 Brooks, Philip Fuller.
1891 Brown, Alexander Burnett.
1898 Brown, Arthur Allen.
1897 Brown, Arthur Frederick.
1889 Brown, Arthur Macdonald.
1896 Brown, Frederick.
1892 Brown, George Turville.
1898 Brown, Thomas, Jun.
1887 Brown, William Edward.
1893 Brown, William Lobin Trant.
1894 Bruce, Alexander David.
1885 Buckland, Alfred Virgoe.
1891 Buckland, Sidney Crawford.
1888 Bulbeck, George.
1892 Burder, Reginald Edward Campbell.
1897 Burgess, Henry Herbert Philip.
1898 Burroughes, Chas. Fitzpatrick.
1886 Burrows, Alfred John.
1897 Burrows, Frank Herbert.
1898 Burtenshaw, Albert King.
1895 Burton, Amos.
1898 Burton, Reginald Robert.
1887 Bushell, Henry.
1887 Buss, Fleetwood George William.
1898 Butcher, Thomas Ewen.
1894 Butler, Albert Ernest.

Members who have Passed the Professional Associateship Examination—continued.

1897 Butler, Charles.
1895 Butler, Richard Pierce.

1894 Cambridge, William James.
1898 Campbell, Charles Howard.
1895 Campbell, Hugh Bruce.
1897 Cargill, Campbell Featherston.
1898 Carr, Herbert Francis.
1891 Carr, Thomas Edmund.
1894 Carnell, Sydney George.
1897 Carpmael, Harold.
1887 Carter, Alfred Presley.
1895 Cartwright, Alfred Stott.
1897 Cassin, Charles Langa.
1891 Castle, Harold.
1896 Cathcart, Archibald Hamilton.
1898 Chadwick, Spencer.
1888 Chalcraft, Henry Terrell.
1894 Chambers, Theodore Gervase.
1893 Champion, George Ernest.
1896 Chamberlain, Arthur George Raddon.
1895 Chart, Christopher.
1898 Chattell, Francis Loriot.
1888 Cheney, Edwin John.
1898 Chesterton, Frank Sidney.
1892 Child, Charles.
1888 Child, Edmund Herbert.
1897 Chipp, George.
1898 Clark, Nathaniel, Jun.
1897 Clarke, Charles Wentworth.
1897 Clarkson, William.
1885 Coales, Herbert George.
1897 Cobbe, Henry Alexander.
1890 Cobham, George William.
1889 Colbourn, Henry James (*Special Forestry Certificate*, 1890).
1898 Cole, Francis Joseph.
1887 Collingham, J. Cyril Lees.
1896 Collins, Horace.
1885 Collins, Marcus E.
1888 Collyer, Daniel William.
1898 Constable, John.
1897 Cooke, Frederick Roper.
1892 Cooke, Lionel.
1893 Cooper, Alfred William.
1890 Cope, Henry James.
1897 Cope, William George.
1891 Corderoy, Athelstane.
1895 Corfield, Thomas.
1896 Cory, Edward John.
1897 Councell, Thomas James.
1894 Cowell, Herbert Lee.
1896 Cowell, Wilfred Lee.
1896 Cowin, Norris Tynwald.
1895 Cowper, William Shapland.
1893 Cox, Reginald John.
1896 Cox, Walter Theodore.
1883 Crawter, John, Jun.
1894 Cregeen, Hugh Stowell, Jun.
1897 Creswell, William Thomas.
1891 Crier, John Thomas.
1897 Cronk, Charles Tylee.
1894 Crosier, Charles.
1886 Crosland, Walter.
1891 Cross, Arnold Charles Martin.
1888 Crouch, James Leonard.
1895 Crowther, Keston Nelson.
1896 Crozier, George Francis.
1898 Culverhouse, Cecil Goldar Fearn.
1897 Cushen, Charles Osmon.

1897 Dadd, Charles John Thomas.
1896 Dafforn, George Bertie.
1898 Dancaster, Arthur.
1897 Dangerfield, Thomas Samuel.
1896 Daniel, Henry Wilkinson.
1893 Darbishire, Harry Vernon.
1889 Darch, John.
1888 Davey, Henry Thomas.
1893 David, George Willoughby.
1897 Davidson, Richard Bruce.

Members who have Passed the Professional Associateship Examination—continued.

1893 Davies, Cyril Froodvale.
1892 Davies, David Thomas.
1891 Davis, Neville Brookes.
1896 Davis, William Henry Harold.
1898 Dawson, George Crosbie.
1883 Day, William, Jun.
1892 Debenham, Frank Bridgewater.
1893 Debenham, Frederic Kersey.
1891 Debenham, Horace Bentley.
1893 Delamare, Frank.
1889 Dendy, William Cooper.
1897 Denton, William.
1884 Dickson, Thomas Arthur.
1894 Dinwiddy, Donald.
1888 Dixon, Francis Edward (*Special Prize*, 1888).
1887 Done, John James.
1897 Douglas, Bernard Moxon.
1896 Draper, Edwin Maxwell.
1886 Drew, Henry Alban.
1895 Drew, Walter Hubert.
1892 Druce, Edric.
1889 Dudley, Edgar.
1884 Dunning, Bernard Simon.
1898 Dyer, Frederick Burfield.

1888 Eagland, William Francis.
1893 Eason, Edward William.
1886 Easter, William.
1893 Easton, Walter John (*Driver Prize*, 1893).
1893 Edmonds, John.
1895 Eggington, Denys.
1893 Elgar, Walter Robinson.
1890 Elgood, Frank Minshull.
1897 Elliott' Arnold.
1892 Ellis, Albert Edward.
1897 Ellis, Alfred Cave.
1898 Ellis, Arnold Robertson.
1890 Ellis, Francis, Jun.
1888 Ellis, Herbert Moates.
1896 Ellis, Louis Boissevain.
1887 Ellis, Ralph Staples.
1896 Elphick, George Pelham.
1895 Evans, Ernest Sydney.
1895 Evans, Percival Baker.
1894 Eve, Charles Gerald.
1887 Eve, Herbert Trustram.
1892 Evered, Gilliebrand Edwin.
1892 Everett, Arthur Sherman.
1894 Everington, John.
1894 Eves, Francis George Bertram.
1888 Eves, William Lionel.

1894 Fagg, Edwin William.
1896 Fair, Arthur Edward.
1895 Farmer, Hugh Cecil.
1897 Farnham, William Augustus.
1898 Field, Charles Roland.
1894 Finch, Clement Robert.
1892 Finn, Fred.
1891 Finn, Herbert Archibald.
1896 Fisher, Robert.
1893 Fitt, Harry Charles.
1895 Fleetwood, George Spalding.
1893 Fletcher, Herbert Phillips.
1892 Flight, Alfred.
1892 Ford, Solomon.
1890 Forrest, William.
1889 Forster, Walter Hill.
1895 Foster, Edward Charles.
1888 Foster, Frank.
1898 Foster, Henry Helm.
1892 Foster, James Herbert Furmedge.
1898 Foulkes, Noel Macintyre.
1892 Fox, Charles Edward.
1894 Fox, Frederick Russell.
1891 Franklin, Benjamin Belgrove.
1895 Fraser, Thomas Smellie.
1890 Fraser, William.
1895 Funnell, Horace Frederick.

Members who have Passed the Professional Associateship Examination—continued.

1887 Furber, Percy Norman.
1897 Furmedge, John Harris.

1896 Gale, Arthur Witherby.
1889 Galsworthy, Vincent Somers.
1898 Gardiner, Robert Strachan.
1892 Gardner, Gilbert.
1895 Garner, John Stanley.
1890 Garrard, Arthur Norman.
1894 Garrett, Arthur Berry.
1897 Gayer, Alfred Edward.
1892 German, George, Jun.
1896 Gethin, Randolph George.
1886 Gibb, William Pashley.
1885 Gibbon, William Jacomb (*Driver Prize*, 1885).
1889 Giddy, Osman Horton.
1894 Gilbert, John Sainsbury.
1894 Glover, Henry Alexander.
1896 Goadby, Howard.
1898 Goadby, Joseph Stubbins.
1889 Goddard, Alexander.
1885 Godfrey, Robert.
1897 Goldsmith, Douglas Fleet.
1886 Golightly, Charles Hugh.
1896 Goulding, Arthur.
1889 Grant, Joseph.
1897 Gray, Horace Norman.
1893 Gray, Percy William.
1890 Green, Alexander Ernest.
1896 Green, Arthur Edward.
1891 Green, Edmund Horace.
1893 Green, Frederick Algernon.
1887 Green, Thomas John.
1886 Green, Thomas Joseph.
1896 Greenfield, Frederick James.
1884 Greenop, Edward.
1897 Greenwood, Ernest.
1895 Gregson, George Ernest.
1896 Grierson, John Nicholson.
1894 Griffin, Alfred.
1892 Griggs, Henry Jenner.
1888 Grimes, Ralph Fearon.
1898 Gripper, Joseph Edward.
1889 Grover, Arthur.
1894 Grover, Philip Gordon.
1888 Gunter, James.

1889 Hadley, Frank.
1892 Haigh, Thomas Frederick.
1884 Halkyard, William Redford.
1895 Hall, Frederick Walter.
1897 Hall, Henry Alexander Thomas.
1896 Hall, John Herbert.
1895 Hall, Thomas Biddle.
1884 Hall, William Timothy.
1890 Hampton, George Fredk. William.
1895 Hankey, Gilbert Lionel.
1892 Hankinson, Francis Henry.
1887 Hansell, Reginald Goddard.
1894 Hardiman, Harry.
1887 Harding. Frederick Allcroft.
1895 Hardwick, Arthur Jessop.
1895 Harrison, Arthur.
1895 Harrison, Cyril Henry Gilmore.
1894 Harrison, Geo. John Robertson.
1897 Harrison, Henry Beauchamp.
1897 Harrison, John Edward.
1895 Harvey, Frederick Charles.
1888 Haskins, William Albion.
1889 Haslam, Dryland, Jun.
1883 Hasluck, Lancelot Gerald.
1898 Hassett, Reginald Charles.
1893 Hawes, Frederick Kirk.
1898 Hawkins, John Frederick.
1890 Hayward, Frederick George.
1897 Hayward, Thomas William Alfred.
1895 Haywood, Samuel Spencer.
1889 Head, John George.

Members who have Passed the Professional Associateship Examination—continued.

1897 Head, William Alfred.
1898 Heal, Harold.
1898 Healing, Oswald Judd.
1894 Heasler, Holland Charles.
1898 Heath, Henry Cubitt.
1885 Hebblethwaite, Charles Henry.
1894 Heckford, Harley.
1892 Hellicar, George Thomas (*Special Sanitary Science Certificate*, 1893).
1896 Hemphill, Charles George Cathcart.
1886 Henderson, Richard.
1894 Heward, Ernest James.
1893 Hewett, George Thompson.
1895 Hicks, William Rooke.
1889 Higgins, George.
1886 Hill, Alfred.
1885 Hilliard, George Edward.
1898 Hinks, Henry.
1888 Hodge, Leonard Percival.
1898 Hodges, Cecil Stuart.
1890 Hodgkinson, James Henry.
1896 Hodgson, Archibald Sanford.
1897 Holbrow, Herbert Oliver.
1893 Holiday, Percy Cave.
1898 Holl, Mackintosh Meleng.
1891 Hollis, Herbert.
1891 Hollis, Ralph.
1894 Holmes, John Edward.
1888 Homan, Hubert Franklin.
1896 Homfray, Herbert Richards.
1896 Hood, Thomas, Jun.
1887 Hooper, Cecil Henry.
1895 Hooper, Edgar Wilfred.
1896 Hooper, Gerald Huntley.
1895 Horton, William Phelps.
1898 Howgrave-Graham, Geo. Ernest.
1897 Howland, Arthur Frank.
1898 Hudson, Albert William.
1898 Humphry, Martin George.
1897 Hutchins, Richard.

1890 Innes, Gilbert Plantagenet Mitchell.
1893 Irvine, Archibald Wyndham.

1894 Jackson, Alfred Ernest.
1894 Jackson, Edward Henry.
1895 Jackson, Leonard Labrey.
1898 Jackson, Robert Ewan.
1894 Jarmain, William.
1892 Jarman, Frank Wilmot.
1892 Jarrett, Thomas William.
1893 Jeffree, Sydney.
1895 Jenkin, Arthur Pearse.
1896 Jenkins, Richard James.
1893 Jenkinson, John.
1896 Jenkinson, William Eric Leigh.
1894 Jenner, William.
1896 Jennings, Fitz-Lawrence Percival Dudley.
1891 Jessett, Charles Edward Vernon.
1895 John, Henry Bell.
1892 Johnson, Bernard Marr.
1897 Johnson, Harry Labron.
1883 Johnson, Henry.
1898 Johnston, Reginald.
1887 Johnston, Walter Henry.
1887 Jonas, Harry Marshall.
1886 Jonas, Samuel Marshall.
1894 Jones, David Pugh.
1896 Jones, Ernest Joel.
1888 Jones, Frederick Herbert.
1883 Jones, Henry Arthur.
1898 Jones, John Arthur.
1898 Jones, Percy Everley.
1891 Joyce, Harry Ward.
1885 Jull, William Vincent.

1896 Kay, Walter Robert.
1895 Keay, William.

Members who have Passed the Professional Associateship Examination—continued.

1894 Keep, William Henry.
1890 Kemp-Smith, James Frederick.
1895 Kemsley, William Hugh.
1893 Kennett, Charles Arthur.
1897 Kerr, John Murray (*Institution Prize*, 1897).
1896 Key, Astley Cooper.
1897 Kibblewhite, Henry James Treleaven.
1894 Kieser, William Henry Gustav.
1894 Killick, Anthony Edward.
1898 Kincaid, Herbert Edward.
1887 King, Alfred.
1886 King, William Isaac.
1896 Kingsford, Percy Hamilton.
1896 Kirby, Edmund Francis Joseph.
1895 Kirk, John Wright.
1897 Knatchbull, Wyndham Persse.
1892 Knight, George Edward.

1895 Lake, Cuthbert Joseph.
1890 Lake, Vivian Davey.
1895 Lakin-Smith, Ernest.
1888 Lambert, Godfrey Charles.
1895 Lamprill, William Thomas.
1893 Lancaster, John Roy.
1898 Lang, Chas. Frederick Dashwood.
1885 Lansdown, George Arthur.
1890 Larkin, Richard Webster.
1895 Laumann, Montgomery Patrick John.
1891 Lawley, Frederick William.
1898 Leake, Robert.
1896 Leane, Walter Burditt.
1890 Leaning, Henry John.
1894 Leaning, William Arthur.
1897 Leather, William Beaumont.
1895 Lee, Ernest Edward Arthur.
1896 Lee, Francis Blacklock.
1896 Lee, Henry.
1886 Lee, John Wilfrid.
1896 Leese, Vernon Francis.
1890 Lewis, Arthur Llewelyn.
1898 Lewis, John.
1894 Lightfoot, Francis Prideaux.
1892 Little, Henry.
1898 Lloyd, Donald (*Institution Prize*, 1898).
1897 Lomax, Ernest George.
1891 Longsdon, Edward Morewood.
1895 Lovegrove, Charles Gresham.
1886 Lowe, Charles Robert.
1892 Lucas, John Archibald.
1895 Luck, George Edward.
1898 Lumley, Frederick Robert.
1894 Lyons, Edward Colvill.

1894 McCarthy, Henry Robert.
1893 Macer, Alfred Thomas.
1897 Mackenzie, Hector John Maxwell.
1896 Mallinson, Charles Herbert.
1893 Mann, Frederick Charles Thomas.
1888 Mann, Robert Bagshaw.
1897 Marchant, Robert Charles.
1898 Marcus, William Mortimer.
1893 Marriott, Cecil Wynn.
1896 Marshall, Arthur George.
1896 Martin, Alexander William.
1893 Martin, Alfred John (*Special Prize*, 1893).
1888 Martin, Heber Gambling.
1893 Martin, Samuel.
1888 Martin, Thomas.
1889 Mason, Charles William Hayley.
1885 Massie, Frank.
1893 Mathews, Lewis Osler.
1892 Maughan, John (*Special Forestry Certificate*, 1893).
1886 Maxwell, Francis William.
1894 May, William Charles.

Members who have Passed the Professional Associateship Examination—continued.

1897 Mayne, Charles Millard.
1898 Meacher, Edward Ernest.
1898 Meacher, Sydney George.
1892 Mellenfield, James Henry.
1893 Mellor, James Frederick.
1887 Melrose, Frank.
1895 Menmuir, Robert William.
1892 Menzies, Robert.
1894 Mercer, Charles Edward.
1890 Merry, Arthur Walker.
1896 Meyer, Horace Leycester.
1893 Milbourne, John Seymour.
1894 Miller, Frederick William.
1892 Miller, George Frederick.
1891 Mitchell, George Sharman.
1894 Mitchell, Lewis.
1897 Mitcheson, Harry.
1884 Mixer, Edward.
1896 Moeran, Archibald Edward.
1897 Molyneux, Frank Eustace.
1890 Molyneux, Herbert Ernest.
1893 Monson, Henry John.
1883 Moore, Harold Edward.
1896 Moore, Hugh Armytage.
1898 Morris, Arthur.
1892 Morris, Richard Percival.
1894 Morris, William Henry.
1892 Morrish, Hugh Kenneth.
1893 Morrison, Daniel.
1893 Morrison, Gerard Donald.
1890 Mould, Graham Harley.
1883 Moyes, John Helenus.
1889 Muir, James (*Institution Prize*, 1889).
1891 Muller, John Joseph.
1898 Mullett, Henry Thomas.

1898 Nesbitt, John Oscar.
1894 Neubronner, Harry Alfred.
1892 Newman, Samuel Frank.
1896 Newton, Edwin Bennett Brierley.
1894 Nicholls, Edward Alfred.
1888 Nicholson, Ebenezer.
1898 Nicholson, Guy Murray.
1896 Noble, Edmund James.
1890 Nockolds, Alfred George.
1888 Nockolds, Martin Charles Hubert.
1893 Norman, James Noel.
1895 Nuttall, Herbert.
1898 Nutter, John.

1891 Oakley, Christopher Percival.
1890 Oakley, John Hubert.
1890 Ogden, Michael Guy.
1897 Ogilvie, Robert Mathewson.
1896 Oldnall, Roger William.
1898 Orchard, Sidney Samuel.
1898 Orwin, Charles Stewart.
1896 Osbourn, Edward.
1896 Osenton, Charles.
1890 Osenton, George, Jun.
1892 Ouvry, Peter Arnold.
1892 Ovenden, Charles.

1894 Page, Stanley Hatch.
1897 Paice, William, Jun.
1893 Pain, George Lloyd.
1883 Pain, James.
1894 Pain, William Henry.
1888 Palamountain, Joseph William.
1891 Palmer, William Edward King.
1895 Parks, Walter.
1897 Parnacott, Arthur Charles.
1889 Parris, Charles John.
1887 Parry, Richard.
1894 Parry, Richard Frederick.
1890 Partridge, Edward John.
1896 Patch, Shirley Hutchins.
1895 Paul, John William.

Members who have Passed the Professional Associateship Examination—continued.

1883 Paull, Alan.
1896 Pearce, Charles Frederick.
1898 Pearce, Dudley Francis.
1898 Pearce, Francis Arthur.
1893 Pearce, Fred. W.
1896 Pearse, Octavius Burroughes.
1895 Pearson, Harry John.
1893 Pearson, Howard.
1898 Pease, Charles Edward.
1893 Pegge, John Thomas.
1897 Peebles, Philip.
1897 Peppercorn, Henry McArthur.
1896 Peppercorn, John Arthur.
1889 Perkins, Joseph.
1886 Perkins, Walter Frank.
1885 Perks, Sydney.
1894 Phillips, Francis John.
1894 Phillips, William.
1887 Phillips, William Dearlove (*Special Prize*, 1887).
1886 Physick, Walter Frederick (*Institution Prize*, 1886).
1895 Piercy, Frederic Onslow.
1883 Pilditch, Philip Edward.
1890 Pinder, Richmond.
1897 Pineger, James Reginald.
1897 Pinfold, Francis Arthur.
1896 Pinney, Frederick Wyldbore Digby.
1889 Pochin, Thomas Clement
1891 Poggio, Eloi John.
1890 Potter, Herbert George.
1894 Powell, Charles Reginald Evernden.
1892 Prall, Herbert Alexander.
1890 Prall, Herbert Edward.
1886 Prater, Thomas Herbert.
1888 Preston, Samuel David.
1897 Price, Capel Hereward.
1892 Price, Richard Arnold.
1898 Priestman, Alfred Tuke.
1894 Pritchard, Herbert Alfred.
1895 Protheroe, William Sudbury.
1889 Puckridge, Percival Martin.
1888 Punchard, Frederick Burt.
1895 Purvis, Charles James.
1895 Pye, George Henry.
1896 Pyle, Benjamin Thomas Rice.

1892 Raffety, Herbert William.
1885 Rand, John.
1898 Rawston, Charles Oliver.
1894 Read, Walter Herbert.
1898 Redfern, Charles Frederick.
1898 Reed, Richard George Gordon (*Special Prize*, 1898).
1896 Reffell, Charles Arthur.
1896 Richardson, Arthur Bayliffe.
1896 Richardson, James, Jun.
1891 Richardson, Oliver Arthur.
1896 Rickards, Robert Hillier Traherne Anson.
1896 Rivers, Charles Edwin.
1898 Robbins, Walter Francis.
1894 Roberts, Joseph Wm. George.
1898 Robertson, Henry Charles.
1891 Robins, Philip Seymour.
1887 Robinson, Alfred Whitmore.
1891 Robinson, Henry Herbert.
1896 Robinson, John Brooke Wood.
1897 Robinson, Ralph Eteson.
1897 Robinson, Theodore Richard.
1896 Rogers, Horace Mordaunt.
1898 Rogers, Percy Willben.
1890 Rogers, Thomas George.
1883 Rolleston, William Gustavus Stanhope.
1893 Roney-Dougal, John Dougal.
1886 Roods, Alfred.
1896 Rook, Joseph Taylor.
1888 Roper, John Simpson.
1889 Rowley, William Taylor

Members who have Passed the Professional Associateship Examination—continued.

1886 Ruddle, Frank J.
1883 Rundle, Edward Collins.
1896 Russell, Cecil Herbert.

1884 Sadler, George William, Jun.
1897 St. Aubyn, Belville Molesworth.
1894 Saise, Alfred John.
1893 Saker, Sydney.
1893 Sale, Arthur Reed.
1897 Salt, Harold Crossley.
1887 Salt, Reginald Nowell.
1889 Sampson, William.
1895 Sandford, Charles Sidney.
1883 Satchell, Charles (*Special Prize*, 1883).
1889 Satchell, Herbert Arnold.
1889 Saunders, Charles Herbert.
1890 Savill, Edwin.
1894 Sawyer, John Ashton.
1896 Scoble, Herbert Thomas.
1894 Scorer, Alfred George.
1894 Scott, Archibald Lacy.
1892 Scott, Thomas
1895 Scrivener, John Charles.
1898 Searle, Sydney.
1896 Secker, John Eustace.
1893 Seddon, George Farquharson.
1897 Sedgwick, Alfred Sydney Edward.
1891 Sedgwick, Rupert William.
1897 Seel, Robert Harold.
1889 Selby, Frank.
1884 Selby, John Basely (*Bracketted Special Prize*, 1884).
1896 Sexton, George Alexander.
1887 Shaw, Arthur.
1897 Shearburn, Harry.
1897 Shearer, James Hughan.
1898 Sheldon, Harold.
1896 Shorney, Arthur Shepherd.
1895 Shufflebotham, John Henry.
1897 Simpson, Leslie Shepherd.
1894 Skeat, Arthur Percival.
1895 Skingle, Alfred Charles.
1892 Skipper, Henry Herbert.
1894 Skrimshire, Samuel.
1896 Skues, Charles Ayre Mackenzie.
1890 Slater, Charles Frederick.
1893 Sly, Joseph Townson.
1896 Sly, William.
1894 Smith, Alexander George.
1896 Smith, Arthur Plumbe.
1895 Smith, Charles Gordon.
1893 Smith, Frank Braybrooke.
1888 Smith, Frank William.
1898 Smith, Frederic.
1898 Smith, George Henry.
1890 Smith, James.
1898 Smith, Percy Wontner.
1897 Smith, Sydney Arthur (*Driver Prize*, 1897; *Penfold Silver Medal*, 1897).
1895 Smithells, Edwin.
1890 Snailum, Walter Wadman.
1897 Snow, Henry Cyprian.
1897 Southcombe, John Charles.
1895 Southorn, Charles Herbert.
1891 Soutter, Ernest.
1893 Sowels, William Clowes.
1896 Sparrow, William Hugh.
1898 Speakman, John McClure.
1890 Spelman, William Wilton Rix.
1897 Stacey, Frederick Charles Webster.
1889 Stainton, Francis Charles.
1893 Staley, Albert Henry.
1898 Stallard, Harold Orlando.
1895 Standen, Arthur Carnegie.
1897 Stanford, George.
1898 Stanton, Frederick William Schultheiss.

Members who have Passed the Professional Associateship Examination—continued.

1893 Stapledon, Ernest Allen.
1892 Staunton-Wing, George.
1897 Stimson, Herbert Percy.
1897 Stokes, Hugh Charles.
1897 Stoneham, Edward Russell.
1896 Straker, Howard.
1894 Strouts, Lewis Herbert.
1896 Stubbing, Richard Webb.
1888 Stucké, William Henry.
1894 Stupart, Charles Walter.
1884 Sturge, Theodore.
1885 Sturgess, John Moore.
1889 Sturley, Arthur Dyson.
1890 Summerfield, Joseph Charles.
1898 Sutton, Frederick Stanley.
1898 Swan, Harrold.
1897 Swanwick, Bruce.
1887 Swetenham, Henry.

1894 Tallent, Edwin James.
1896 Tate, Joseph George.
1889 Taylor, Harry William.
1896 Taylor, John Francis White.
1893 Tee, Samuel Clifford.
1891 Temple, Frederick Wilson.
1894 Tewson, Leonard.
1893 Theakston, William Pease.
1896 Theobald, John Medows.
1898 Thomas, Charles John Howell (*Driver Prize*, 1898; *Penfold Silver Medal*, 1898).
1892 Thomas, Edward Morgan Dawson.
1894 Thomas, Illtyd.
1898 Thomas, William James Edgar.
1894 Thompson, Claude William George Hugh.
1893 Thompson, Frederic Hubert.
1897 Thompson, Harold Stuart.
1894 Thompson, Joseph Atherden.
1894 Thompson, Roland O'Brien.
1894 Thring, Douglas Theodore.
1891 Thurgood, Albert Edward.
1885 Tiffen, John Henry.
1888 Tilly, Hubert Douglas.
1892 Tory, John Edward, Jun.
1896 Town, Henry Annandale.
1894 Townend, William.
1890 Townsend, George James.
1883 Treadwell, Henry John.
1897 Trehearne, Alfred Frederick Aldridge.
1898 Tremlett, Walter William.
1898 Trent, William Edward.
1891 Tuckett, Percival Fox.
1897 Turner, Benjamin Franklin.
1897 Turner, Drysdale.
1897 Turner, Herbert.
1886 Turner, Percy.
1889 Tyler, James William.
1893 Tyler, William.

1886 Vale, Henry.
1897 Veit, Leonard James.
1892 Venning, Alfred John Meybohn.
1890 Verity, Ernest George.
1895 Vinten, Harold Bertram.

1887 Wade, Henry.
1889 Wain, George Sparrow.
1895 Waldram, Percy John.
1893 Waldram, Robert Edward.
1891 Walker, Joseph Arthur.
1895 Walker, William Selves.
1896 Wallis, John David.
1897 Walton, Edgar Thomas.
1898 Ward, Martin Hammond.
1898 Waring, Holt.
1896 Warran, William Ernest.
1896 Warwick, George Ernest.
1887 Warton, Wilfred.
1897 Waterfield, Horace Clare.
1890 Watson, Claude Henry.

Members who have Passed the Professional Associateship Examination—continued.

1895 Watson, Herbert John.
1884 Watson, James Bruce.
1885 Watson, John, Jun.
1888 Watson, Richard.
1893 Watson, William James.
1898 Weall, John Graham.
1892 Weatherhead, David Wilkinson.
1897 Weatheritt, James.
1896 Weaver, Henry Percival Francis.
1892 Webb, Frederick Noel.
1890 Webster, Hugh Calthrop.
1898 Weekes, Cyril Swaffer.
1897 Weir, James Scott.
1892 Wells, William Henry.
1898 Welsh, Hugh.
1893 West, Charles Henry Edward.
1887 Whalley, Frederick Herbert.
1896 Wheatley, Stephen Gladstane.
1887 Wheeler, Charles Trevor Ogle.
1892 Wheeler, John Henry.
1893 Whitaker, Ernest Victor.
1895 White, Walter Ernest Coates.
1895 White, William, Jun.
1894 Whittaker, John Dronsfield.
1895 Whitton, Percy.
1896 Wigram, Henry Joseph.
1898 Wigram, Reginald Spencer.
1895 Wilde, Sidney Algernon.
1891 Wilks, Ernest Stringer.
1897 Williams, Daniel Smith.
1894 Williams, Henry Cuthbert.
1898 Williams, Peter Lloyd Armstrong.
1896 Willoughby, Charles Albert.
1893 Willis, Edward.
1896 Wilson, Frederick Robert.
1891 Wilson, James Calvert.
1898 Wilson, John.
1892 Wilson, John Hayes.
1896 Wilson, Lawrence Richard.
1887 Wilson, William Edward.
1897 Wilton, James Percy.
1891 Windley, Henry Chadwick.
1893 Wonnacott, Ernest William Malpas.
1890 Wood, Charles Bruce.
1896 Wood, John Edward.
1894 Wood, Leslie Stuart.
1898 Wood-Martin, Henry Roger Bromhead.
1892 Woods, Arthur George.
1891 Woodward, Walter Henry.
1897 Woof, Robert Stephenson.
1886 Woolnough, John William.
1896 Woolnough, Tom.
1896 Wordsworth, Christopher.
1887 Worthington, James Scott.
1897 Wright, Ernest Beresford FitzHerbert.
1894 Wright, Philip Chetwood.
1893 Wrightson, Robert Garmondsway.
1894 Wyatt, Archibald.
1898 Wyatt, Herbert Guy Buckell.
1893 Wyles, John Walter.

1891 Young, Harry Austin Lindsay.
1898 Young, James Dawbarn.
1897 Young, Thomas John.
1895 Young, William.

Members Transferred since the publication of the January List from the Class of Professional Associates to that of Fellows.

Brinsley, Herbert George William	30 and 31, New Bridge Street, E.C.
Brooks, Philip Fuller	82, Brixton Hill, S.W.
Brown, George Turville	34, Great George Street, S.W.
Carnell, Sydney George	Rushton, Wellington, Salop.
Chamberlain, George Arthur Raddon	Leamington House, Malvern Wells.
Creswell, William Thomas	Barrack Reconstruction Office, Colchester, Essex.
Debenham, Frederic Kersey	80, Cheapside, E.C.
Grover, Philip Gordon	Boveney, Sandgate Road, Folkestone, Kent.
Jarmain, William	149, Seven Sisters Road, Finsbury Park, N.
Jenkinson, William Eric Leigh	6, Moorgate Street, E.C.
Lake, Cuthbert Joseph	Heage House, Crouch Hill, N.
Lang, Charles Frederick Dashwood	Vigo House, Weybridge, Surrey.
Newton, Edwin Bennett Brierley	29, Maida Hill, W.
Osenton, Charles	Ashtead and Leatherhead, Surrey.
Patch, Shirley Hutchins	The Chestnuts, Havelock Road, Addiscombe.
Pritchard, Herbert Alfred	14, Warwick Road, Earl's Court, S.W.
Sandford, Charles Sidney	16, St. James Row, Sheffield.
Standen, Arthur Carnegie	29, Fleet Street, E.C.
Wilson, Lawrence Richard	St. Andrew's Chambers, Albert Square, Manchester.
Wonnacott, Ernest William Malpas	74, Torbay Road, Brondesbury, N.W.

Members who have Died since the publication of the January List.

Fellows—

Beaumont, George	East Bridgford, Notts.
Brinsley, George	30 and 31, New Bridge Street, E.C.
Brown, George	Roborough House, Barnstaple, Devon.
Cartwright, Sir Henry	1, Courtfield Gardens, S.W.
Coote, George	Smeethan Hall, Sudbury, Suffolk.
De Wend-Fenton, William	New Market Buildings, Bridgnorth.
Franklin, Thomas	Ascott, near Wallingford.
Grogan, Hedworth Herbert	125, Piccadilly, W.
Jones, James William	73, West End Avenue, Harrogate, Yorks.
Matthews, William	8, Delahay Street, S.W.
Perry, Capt. S. W.	The Grange, Ballymena, Co. Antrim.
Ransom, Thomas Robert	32, Lowndes Street, S.W.
Sheppard, Osborne	Glynelydach, Neath.
Stafford, Robert Barry	83, High Street, Bedford.

List of Provincial Committees.

JULY 1st, 1899.

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(A¹.) NORTHUMBERLAND AND DURHAM COMMITTEE.

Chairman.

THOMAS JOHN ARMSTRONG, 14, Hawthorn Terrace, Newcastle-on-Tyne.

AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne.
BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
BOLAM, WILLIAM THOMAS	Cross House, Westgate Road, Newcastle-on-Tyne.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, JOHN MCCLARE	Haltwhistle, Northumberland.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
DURLACHER, ALEXANDER PERCY	3, Otterburn Villas North, Jesmond, Newcastle-upon-Tyne.
EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
FORSYTH, THOMAS HILLS	39, Northumberland Street, Newcastle-upon-Tyne.
HEDLEY, JOHN HUNT	55, John Street, Sunderland.
JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne.
MILLER, JOHN EZRA	12, Belle Vue Road, Sunderland.
NICHOLSON, THOMAS COOKE	Blaydon-on-Tyne, and 24, Grainger Street West, Newcastle-on-Tyne.
OLIVER, CHARLES EDWARD	Selby Lodge, Consett, Co. Durham.

Peirson, Henry Thomas . .	Brancepeth, R.S.O., Co. Durham.
Rodham, John	16, Finkle Street, Stockton-on-Tees.
Rowlandson, Christopher .	The College, Durham.
Rudman, Sidney Charles . .	Windlestone, Ferry Hill, Co. Durham.
Sample, Charles Herbert .	Matfen, near Newcastle-on-Tyne.
Sample, Thomas	Bothal Castle, Morpeth, Northumberland.
Sample, William Collings .	Tritlington Hall, Morpeth, Northumberland.
Taylor, Harry William . .	St. Nicholas Chambers, Amen Corner, Newcastle-on-Tyne.
Taylor, John Walton . . .	31, Westgate Road, Newcastle-on-Tyne.
Thomson, William Cunningham	Hill House, Haydon Bridge.
Wall, George Young . . .	Exchequer Buildings, Durham.
Wallace, Henry	Trench Hall, Gateshead-on-Tyne.
Wells, Edwin	Barnard Castle, Co. Durham.
Wilson, Sir Jacob	Chillingham, Alnwick.

Total, 30 Members.

(A^2.) CUMBERLAND AND WESTMORELAND COMMITTEE.

Chairman.

Frederick Punchard, Underley Estate Office, Kirkby Lonsdale, Westmoreland.

Banks, John	Kendal, Westmoreland.
Birkett, Tom	Foxton House, Penrith, Cumberland.
Bowman, John James . . .	Estate Office, Netherby, Carlisle.
Hayton, Joseph William . .	9, Bank Street, Carlisle.
Hayton, Pattinson	9, Bank Street, Carlisle.
Heskett, William James . .	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
Hoggarth, Arthur	Kendal, Westmoreland.
Hoggarth, Edwin	Kendal, Westmoreland.
Holme, John	Owlet Ash, Milnthorpe, Westmoreland.
Hudson, James	Penrith, Cumberland.
Little, William	Hutton Hall, Penrith, Cumberland.
Potts, James.	Stanbeck, Workington, Cumberland.
Richardson, George . . .	5, Lonsdale Street, Carlisle.
Stanley-Dodgson, Stanley Dickenson.	Estate Office, Somerset House, Whitehaven, Cumberland.
Watt, Alexander	Ravenglass, Carnforth.
Webster, Alexander . . .	100, Highgate, Kendal, Westmoreland.
Woof, Robert Stephenson .	Estate Office, Lowther, Penrith, Cumberland.

Total, 18 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

JOHN HOLDEN, 64, Cross Street, Manchester.

BANCROFT, FREDK. HERBERT .	88, Mosley Street, Manchester.
BANCROFT, HENRY	88, Mosley Street, Manchester.
BANKS, THOMAS	60, King Street, Manchester.
BARROW, THOMAS ROBERT . .	Post Office Avenue, Southport.
BATEY, HENRY SIMPSON . .	51, King Street, Manchester.
BECKWITH, HENRY LANGTON .	3, Cook Street, Liverpool.
BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
BIRCH, RICHARD ELWYN . .	Stonehouse, Chester.
BIRCH, WALTER DE HOGHTON .	Hoghton Estate Office, Walton Hall, Preston.
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADSHAW, HARRY GREAVES .	28, Barton Arcade, St. Ann's Square, Manchester.
BRADY, CHARLES ALLDIS . .	17, Warren Street, Stockport.
BRADY, RALPH HOLLINSHED .	78, Cross Street, Manchester.
BRADY, WILLIAM HOLLINSHED .	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
BROCKLEBANK, JOHN	58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden.
CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's.
CARSWELL, WILLIAM	Capesthorne, Chelford, Cheshire.
CARTWRIGHT, ALFRED STOTT .	Council Office, Wilmslow, Cheshire.
CARTWRIGHT, JOSHUA . . .	Bury, Lancashire.
CORBETT, CHRISTOPHER . .	9, Albert Square, Manchester.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
DORNING, ARTHUR HARRY . .	41, John Dalton Street, Manchester.
EAGLE, WILLIAM	32, St. Ann Street, Manchester.
EARLE, THOMAS ALGERNON . .	90, King Street, Manchester, and Liverpool.
EARNSHAW, JACOB	78, King Street, Manchester.
EASTHAM, JAMES COOK . . .	The Town Hall, Manchester.
ELLIS, FRANCIS, JUN. . . .	Trafford Park, Patricroft, near Manchester.
FAIR, JACOB WILSON	Haigh Hall, Wigan. and 8, Winckley Street Preston.

Fair, James Stretton	4, Winckley Street, Preston.
Fair, Thomas	Estate Offices, Lytham.
Fairclough, William	Leigh, Lancashire, and 60, King Street, Manchester.
Fletcher, Thomas	Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
Fowler, Alfred Mountain	1, St. Peter's Square, Manchester.
Fowler, Henry	63, Dale Street, Manchester.
Gradwell, Arthur Richard	10, Richmond Terrace, Blackburn.
Gregson, George Ernest	11, Chaple Street, Preston.
Hall, John Herbert	6, South Street, Albert Square, Manchester, and Knutsford, Cheshire.
Hanson, Amos	35, Church Street, St. Helen's.
Hargraves, Stephen	Brabyns Estate Office, Manor House, Marple, Cheshire.
Hartley, Henry	Bristowe Chambers, 8, Harrington Street, Liverpool.
Holt, George Henry	10, Richmond Terrace, Blackburn.
Hopkinson, Alfred	15, Agar Street, Bury, Lancashire.
Hurrell, John Weymouth	25, Brazennose Street, Manchester.
Jackson, Charles	23, Brazennose Street, Manchester.
Jones, Isaac Matthews	The Town Hall, Chester.
Johnston, Walter Henry	County Offices, Preston.
Kirby, Edmund	5, Cook Street, Liverpool.
Lancaster, Charles Holland	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
Larmuth, George Horatio	Wilton Chambers, 10, St. Ann's Square, Manchester.
Linaker, Charles Edward	Frodsham, Chester.
Loring, John	The College, Doddington, Nantwich.
McCracken, William	Englesea House, Crewe.
MacIver, Colin	23, Bold Street, Warrington.
Maxwell, Francis William	41, Corporation Street, Manchester.
Meade, Thomas de Courcy	The Town Hall, Manchester.
Meller, William Galloway	22, Cooper Street, Manchester.
Mills, William Edward	49, Hamilton Square, Birkenhead.
Myres, John James	15, Chapel Street, Preston, and Blackpool.
Nevett, Francis Walter	34, Brackenbury Road, Preston.
Nevett, Thomas	41, Fishergate, Preston.
Nuttall, Herbert	20, Market Street, Bury, Lancashire.
Nuttall, Thomas	15, Market Street, Bury.
Owen, Richard Newsham	Haughton, Tarporley.
Pain, Coard Squarey	14, North John Street, Liverpool.
Park, Philip Samuel	The Oaks, Penwortham, Preston.
Park, William Philip	18, Winckley Street, Preston.
Parker, The Hon. Cecil Thomas	Eccleston, Chester.

Parmeter, Frank	Middle Lees, Clitheroe.
Pearson, Alfred	Estate Offices, Dukinfield.
Radford, William Harold .	County Offices, Preston.
Rea, John Marcus Beaumont .	8, Winckley Street, Preston.
Richmond, Walter Coleridge	Ivy Rock, Vicar's Cross, Chester.
Robinson, George Edward .	9, Tackett's Street, Blackburn, and Clitheroe Castle.
Roper, John Simpson . . .	32, Market Square, Lancaster.
Shelmerdine, Henry . . .	Estate Offices, L. & Y. Railway, Hunt's Bank, Manchester.
Smith, John Thompson . .	Tattondale, Knutsford, Cheshire.
Stocks, Frederick William .	Telephone Buildings, Barons Quay, Northwich.
Suthers, James	Harley Villas, Todmorden.
Taylor, Thomas Walters . .	25, Brazennose Street, Manchester.
Thomas, Glegge	Cheshire Lines Committee, Central Station, Liverpool.
Thompson, Francis William .	18, Wood Street, Bolton.
Wainwright, Thomas Taylor .	13, Union Court, Castle Street, Liverpool.
Wallis, John David . . .	20, Booth Street, Manchester.
Watts, Samuel Lingard . .	40, South King Street, Cross Street, Manchester.
Watts, William John . . .	40, South King Street, Cross Street, Manchester.
Whalley, Henry Shaw . .	3, Hunter Street, Town Hall Square, Chester.
White, John	Warrington, Lancashire.
Wilson, Lawrence Richard .	St. Andrew's Chambers, Albert Square, Manchester.
Wilson, Thomas Silk . . .	Albert Square, Manchester.
Wilson, William Henry . .	29, Fountain Street, Manchester.
Wolfenden, Thomas . . .	54, Hall Street, Southport.
Wrennall, William . . .	9, Harrington Street, Liverpool.
Young, Edward Herbert . .	Central Chambers, South Castle Street, Liverpool.
Young, Oswald William . .	Mersey Docks and Harbour Board, Liverpool.

Total, 98 Members.

(C.) YORKSHIRE COMMITTEE.

Chairman.

John Farrer, Oulton, near Leeds.

Abbey, Joe Burman . . .	34A, New Street, Huddersfield.
Abbott, Robert Thomas G. .	Whitley House, Malton.
Armistead, Richard . . .	118, Main Street, Bingley.
Armytage, Sir George, Bt. .	Kirklees, Brighouse.

Bilson, John	23, Parliament Street, Hull.
Botterill, William . .	23, Parliament Street, Hull.
Bradley, William Edward .	The Hall, Ebberston, York.
Brodrick, Frederick Stead .	Cogan Chambers, Bowl Alley Lane, Hull.
Broster, Robert Buck . . .	Craven Bank Chambers, North Street, Keighley.
Buckley, George	Tower Chambers, Halifax.
Chowen, Henry Llewellyn .	Londesborough Estate Office, Market Weighton.
Clare, Edward Lovell . .	Yorkshire Bank Chambers, Bradford.
Clarke, Christopher . . .	Charlcot, Bedale.
Clarke, John William . .	Guisborough.
Clutton, William James . .	The Mount, York.
Cowgill, Brian Bollans Hird	13A, Piece Hall Yard, Bradford.
Cox, Edward Samuel . . .	3, New Street, York.
Crowther, John Herbert .	38, New Street, Huddersfield.
Demetriadi, Thomas Marsden	28, John William Street, Huddersfield.
Dransfield, Henry Brook .	12, 13, and 14, Estate Buildings, Huddersfield.
Easton, John H.	Bowl Alley Lane, Hull.
Evans, William	New Walk, Beverley.
Fawcett, John Mortimer . .	26, Albion Street, Leeds.
Fawkes, Algernon	Woolley, Wakefield.
Fenwick, Thomas	Leeds.
Flockton, Thomas James. .	15, St. James' Row, Sheffield.
Forbes, Charles Mansfeldt .	14, New Street, York.
Fowler, Frederick. . . .	St. James' Street, Sheffield,
Fowler, Reginald William .	3, Hartshead, Sheffield.
Fox, Charles James . . .	7, Rawson Street, Halifax.
France, Arthur Alderson .	99, Swan Arcade, Bradford.
France, Charles	99, Swan Arcade, Bradford.
Fryer, George	Conservancy Buildings, Whitefriar Gate, and Rose Villa, Bishop Wilton, near York.
Gott, Charles	8, Charles Street, Bradford.
Gott, Charles Henry . . .	8, Charles Street, Bradford.
Gott, Frank.	3, East Parade, Leeds.
Greaves, John Oldroyd . .	69, Westgate, Wakefield.
Gregson, William	Baldersby, S.O., Yorks.
Hanson, John Henry . . .	20, Ramsden Street, Huddersfield.
Hebblethwaite, Louis . .	Conservancy Buildings, and Aulaby Road, Hull
Hepper, John	East Parade, Leeds.
Hindle, John	24, Bank Street, Bradford.
Hobson, Harry	Swinefleet, near Goole.
Hollis, Walter Dawson . .	26, Park Row, Leeds.
Horsfall, Richard	Post Office Buildings, George Street, Halifax.
Horsfall, Richard Edgar .	Post Office Buildings, George Street, Halifax.
Innocent, Charles John . .	Sheffield.

Jackson, Benjamin Whitehead	7, Rawson Street, Halifax.
Jackson, Samuel	Tanfield Chambers, Bradford.
Jolly, John Hawkins . . .	1, Dalton Terrace, The Mount, York.
Kaye, John Edward . . .	Bretton Lodge, Wakefield.
Leather, George Herbert .	Central Bank Chambers, Leeds.
Lofthouse, Roger	62, Albert Road, Middlesborough-on-Tees.
Marshall, Peter	3, Hartshead, Sheffield.
Massie, Frank	Tetley House, Kirkgate, Wakefield.
Milnes, Eli	99, Swan Arcade, Bradford.
Oldroyd, Linley	5, Oxford Place, Leeds.
Peirson, George Brodrick .	Baldersby, S.O., Yorkshire.
Piercy, Henry Onslow . .	The Elms, Lowthorpe.
Pierson, Charles	29, Cooper Street, Manchester.
Popple, John	19, St. Hilda's Terrace, Whitby.
Renton, George	1, Albert Street, Harrogate.
Richardson, John	Methley Park, Leeds.
Sampson, William	Beauchief Abbey, Sheffield.
Sandford, Charles Sidney .	16, St. James Row, Sheffield.
Smith, Frederic Ellison . .	Tanfield Chambers, Bradford.
Smith, Harry Russell . . .	Exchange Buildings, Bradford.
Smith, Wheater . . .	15, Cheapside, Bradford.
Tiffen, John Henry . . .	26, Dover Street, Hull.
Todd, William Henry. . .	County Buildings, Hull.
Townend, William	Park Farm, Seacroft, near Leeds.
Wade, John	10, Pitt Street, Barnsley.
Walker, Francis Elliott . .	Blake Street, York.
Watson, John, Jun. . . .	Wentbridge Lodge, Pontefract.
Wellsted, William Henry .	Prince's Dock, Chambers, Hull.
White, Alfred Edward . .	Town Hall, Hull.
Wilde, William	Brockett House, Sharrow, Sheffield.
Winn, Thomas	90, Albion Street, Leeds.
Woodhead, William Booth .	18, Exchange Buildings, Bradford.
Wright, James	Rawcliffe, near Selby.

Total, 81 Members.

(D.) SALOP AND HEREFORD COMMITTEE.

Chairman.

HENRY JAMES WYLEY, Bridgnorth, Salop.

ASHDOWN, AUGUSTUS HARDING	Uppington, near Willington, Salop.
BATHER, JOHN T.	9, The Square, Shrewsbury.
BROWN, JOHN POWLES . . .	21, East Street, Hereford.
BURD, LAURENCE	Mayfield, Shrewsbury.
BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
CARNELL, SYDNEY GEORGE . .	Chatford, Stapleton, Shrewsbury.
DAVIS, ALFRED THOMAS . .	Shire Hall, Shrewsbury.
DODGSON, WILFRED LONGLEY .	The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
EVANS, WILLIAM ERNEST . .	School Gardens, Shrewsbury.
EVANS-VAUGHAN, HENRY . .	20, Brook Street, Oswestry.
FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
FENN, THOMAS	Downton Castle, Ludlow.
GODSELL, GEORGE HERBERT .	Palace Chambers, King Street, Hereford.
GRIFFITHS, EDWARD, JUN. . .	Knockin, near Oswestry.
HALL, WILLIAM TIMOTHY . .	College Hill, Shrewsbury.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATHEWS.	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
MORRIS, EDWARD HENRY . .	Chirbury, Salop.
NEWILL, ROBERT HENRY . .	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.
PALAMOUNTAIN, JOSEPH WILLIAM	Cloverley Estate Office, Whitchurch, Salop.
PARKER, JOHN	Mansion House, Hereford.
THURSFIELD, THOMAS HOWELLS	The Grange, Much Wenlock, Salop.
TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	The Gardens, Lydbury North, Salop.
WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
WYLEY, WILLIAM JOHN . . .	2, School Chambers, Shrewsbury.

Total, 31 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman.

HENRY BRAILSFORD, Park Nook, near Derby.

ARNOLD, WILLIAM	23, George Street, Tamworth, Staffs.
BARNES, GEORGE FREDERICK .	Estate Office, Wingerworth Hall, near Chesterfield.
BOOTHBY, HENRY VERNON .	Estate Office, Keele, and Newcastle-under-Lyme.
BRADLEY, JAMES WILLIAM . .	Town Hall, Wolverhampton.
BRUCE, ROBERT KNIGHT . .	Hathersage, by Sheffield.
BURTON, AMOS	Borough Engineer's Office, Hanley.
BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
EARDLEY, JOHN WILLIAM . .	The Grove, Alfreton, Derbyshire.
FODEN, EDWARD ANTROBUS. .	Teddesley Estate Office, Penkridge, Staffs.
FORSHAW, EDWARD	Hanley, Staffordshire, and Springfields, Stramshall, Uttoxeter.
FULLER, THOMAS ALFRED . .	The College, All Saints, Derby.
HARDY, RICHARD THOMAS ASH .	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffs.
HARRISON, CHARLES. . . .	179, Hornington Street, Burton-on-Trent.
HEATON, GEORGE HERBERT . .	Endon, near Stoke-upon-Trent.
HUBBERSTY, HENRY ALFRED .	Buxton, Derbyshire.
HUSSEY, ROBERT	Eastfields, near Lichfield.
INGE, CHARLES HENRY . . .	Broom Leasoe, Whittington, Lichfield.
JEUDWINE, WILLIAM WYNNE .	Chesterfield.
LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
LYNAM, CHARLES	Stoke-on-Trent.
MARGERESON, CHARLES FREDERIC	New Square, Chesterfield.
MARTIN, GILSON	Chatsworth, Chesterfield.
MAY, THOMAS HENRY . . .	Haslin House, Harpur Hill, Buxton.
MYNORS, WALTER CHARLES TOWERS,	Little Ingestre, Stafford.
NOCK, BENJAMIN BOWEN . .	48, Queen Street, Wolverhampton.
PARKIN, JOHN ROBERT . . .	Idridgehay, near Derby.
ROWLAND, JOSEPH SAMUEL . .	Bridge Chambers, Burton-on-Trent, Staffs.
SAMPSON, GEORGE	Beauchief Abbey (near Sheffield), Derbyshire.
SANDY, HENRY	Newport Road, Stafford.
SHAW, JOHN	College Place, Derby.
SHAW, JOHN, JUN.	The College, All Saints, Derby.
THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.
TURNOR, EXSUPERIUS WESTON .	The Green, Stafford.
WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.
WINTERTON, HARRY JOHN CAMPION	Walton Warren, Burton-on-Trent.
WINTERTON, WILLIAM MOXON .	St. Mary's Chambers, Lichfield.
WRIGHT, JAMES	St. James's Street, Derby.

Total, 39 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

SAMUEL KINGSTON, Spalding, Lincs.

ABBOTT, WILLIAM	Holbeach, Lincs.
BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
BARNES, JOHN WILLIAM JAMES .	Friar Lane, Nottingham.
BEAUMONT, CHARLES. . . .	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW . . .	Rufford Estate Office, Ollerton, Notts.
CALVERT, ARTHUR RICHARD. .	14, Low Pavement, Nottingham.
CORBY, JOSEPH BOOTHROYD. .	15, All Saints' Place, Stamford.
CROFTS, EWAN NEVILLE . .	Caythorpe, Grantham, Lincs.
EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
HAWLEY, SIR HENRY MICHAEL, BT.	Tumby Lawn, Boston.
HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HIGGINS, FREDERIC	Alford, Lincs.
HINE, GEORGE THOMAS. . .	Victoria Street, Nottingham.
HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
HUSKINSON, WILLIAM LAMBE .	Manor House, Epperstone, Notts.
LEGARD, DIGBY CHARLES . .	Highington Hall, Lincoln.
LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
MANNERS, HENRY ALFRED . .	Buckminster Park, near Grantham.
MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts.
PARKIN, WILLIAM	Babworth, Retford, Notts.
RICHARDSON, CHARLES . . .	15, Barn Hill, Stamford, Lincolnshire.
RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
TINDALL, CHARLES WILLIAM .	Wainfleet, R.S.O., Lincolnshire.
TURNER, FREDERICK JOHN . .	Mansfield Woodhouse, Notts.
TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
TURTON, EDWARD JAMES . .	Horkstow, Barton-on-Humber, Lincolnshire.
VALLANCE, ROBERT FRANK .	Mansfield, Notts.
WALKER, GEORGE BOOTH . .	Wainfleet, R.S.O., Lincolnshire.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
WALKER, JOSEPH.	Lenton Avenue, The Park, Nottingham.
WALKER, JOSHUA.	Market Place, Retford, Notts.
WIGRAM, JOHN	South Collingham, Newark, Notts.

Woolley, Reginald	Silver Street, Lincoln, and South Collingham, Notts.
Woolley, Thomas Cecil Smith	South Collingham, Newark, Notts.
Wordsworth, Robert Walter	Whitemoor, Ollerton, Nottinghamshire.
Wright, Charles William	Wollaton, Notts.
Wright, William	Wollaton, Notts.

Total, 39 Members.

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.

Robert Forrest, Windsor Estate Office, St. Fagan's, near Cardiff.

Barker, Geoffrey Lionel	Kilnback, Angle, Pembrokeshire.
Blake, George	Stradey Estate Office, New Road, Llanelly.
Blosse, Edward F. Lynch	Charles Street Chambers, Cardiff.
Brown, Thomas Forster	Guildhall Chambers, Cardiff.
Coles, Samuel Hood Cowper	Penmyarth, Crickhowell, South Wales.
Corbett, Edward Wortley Montague	Bute Estate Office, Castle Street, Cardiff.
David, Edmund Ussher	Old Bank Chambers, 27, High Street, Cardiff.
Davies, John Morgan	Froodvale, Llanwrda, South Wales.
Evans, Arthur Owen	Town Hall, Pontypridd.
Graham, William	Victoria Chambers, Newport.
Griffiths, William	Gelley Wernen Estate, Llanelly, Carmarthenshire.
Harpur, William	Town Hall, Cardiff.
Hitchcox, William	Victoria Chambers, Newport.
Leeder, Ernest Holtham	Craneleigh, Uplands, Swansea.
Llewellin, David Morgan	Glanwern Offices, Pontypool.
Owen, Thomas Henry Rule	High Street, Haverfordwest, Pembrokeshire.
Owen, Thomas Rule	High Street, Haverfordwest, Pembrokeshire.
Phillips, William	108, St. Mary Street, Cardiff.
Price, Francis Holborrow Glynn	Longlands Place, Swansea.
Rees, Ithel Treharne	Guildhall Chambers, Cardiff.
Rees, William George	Holly House, Newport.
Rees, William John	The Laurels, Swansea.

Rigg, Charles	24, High Street, Cardiff.
Rooney, Samuel.	Cefn Mabley Chambers, Quay Street, Cardiff.
Tanner, William	The Leys, Bryngwn Road, Newport.
Thomas, George	Queen's Chambers, Cardiff.
Wanklyn, Phillip Endell .	Dixton, near Monmouth.
Waring, Charles Edward .	1, Charles Street, Crockherbtown, Cardiff.
Wilkins, William	Pencastell, Llanelly.
Williams, Gerald Garnons .	St. John's Mount, Brecon.

Total, 31 Members.

(H.) WARWICK AND WORCESTER COMMITTEE.

Chairman.

Edward Bettridge, 28, Waterloo Street, Birmingham.

Bickerton-Williams, Edward	City Chambers, 82, New Street, Birmingham.
Buck, Albert	Worcester.
Buck, Herbert Wilson . .	Pierpoint Street, Worcester.
Cave, Henry H.	Estate Office, Rugby.
Chamberlain. Arthur George Raddon	Leamington House, Malvern Wells.
Clarke, Alfred Dudley . .	Estate Office, Abberley, Stourport.
Couchman, Robert Edward .	35, Paradise Street, Birmingham
Deer, Edward	Stratford-on-Avon.
Donne, Henry	71, Temple Row, Birmingham, and Leek Wootton, Warwick.
Eayrs, John Thomas. . . .	Clarence Chambers, Corporation Street, Birmingham.
Evans, Walter Pearson . .	Caldwell, Nuneaton.
Fayerman, George Metcalf .	88, The Parade, Leamington.
Fiddian, William	Old Bank Offices, Stourbridge.
Fosbery, William Thomas Exham	Warwick.
Fowler, Gerard Edmund . .	98, New Street, Birmingham.
Fowler, Henry.	6, Waterloo Street, Birmingha.m
Fowler, Richard	118, Colmore Row, Birmingham.
Fowler, William	69, Temple Row, Birmingham, and Sutton Coldfield.
Gibson, Denston	98, New Street, Birmingham.
Gilpin-Brown, William Dundas	Starton, Kenilworth.
Grimley, Edwin Fearne . .	40, Temple Street, Birmingham.

GRIMLEY, THOMAS	40, Temple Street, Birmingham.
HADLEY, FRANK	41, Temple Street, Birmingham.
HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
HENDRIKS, HENRY	34, Waterloo Street, Birmingham.
HOLBECHE, ROBERT NEVILLE .	21, Bennett's Hill, Birmingham.
JENKINS, OSWALD	57, Colmore Row, Birmingham.
JOSELAND, CHARLES	Bank Buildings, Kidderminster.
KENWRICK, GEORGE	83, Colmore Row, Birmingham.
KING, HENRY	Stourbridge.
LAKIN-SMITH, ERNEST . . .	98, New Street, Birmingham.
LUDLOW, WALTER ROBERT . .	Dorridge, Knowle, Warwick, and 18, New Street, Birmingham.
MARGETTS, JOHN WILLIAM . .	12, High Street, Warwick.
MASON, WILLIAM ARTHUR . .	31A, Colmore Row, Birmingham.
MATHEWS, GEORGE SPENCER	15, Waterloo Street, Birmingham.
MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham.
PARKER, WILLIAM HENRY . .	3, Foregate Street, Worcester.
PEMBERTON, CHARLES OLIVER PAGET	69, Temple Row, Birmingham.
PINNEY, FREDERICK WYLDBORE DIGBY	6, Waterloo Street, Birmingham.
PRICE, JOHN	City Surveyor's Office, The Council House, Birmingham.
RAFFETY, HERBERT WILLIAM .	71, Temple Row, Birmingham.
RAIKES, COL. GEORGE WHITTINGTON	Ragley Estate Office, Alcester, Redditch.
RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire
ROBINS, WILLIAM HENRY . .	82A, New Street, Birmingham.
RODERICK, JOHN	2, Temple Row, West Birmingham.
RONEY-DOUGAL, JOHN DOUGAL.	Ashley House, Leamington.
SMITH, FRANK	37, Cannon Street, Birmingham.
SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
SMITH, WILLIAM	Abbott's Salford, Evesham.
STALLARD, WILLIAM	Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
STEWART, SAMUEL PARR . .	Arbury, Nuneaton.
TOMSON, JAMES JOHN . . .	The Chalet, King's Norton, near Birmingham.
WILLMOT, GEORGE DYOTT . .	6, Waterloo Street, Birmingham.
WILLMOT, JOHN	6, Waterloo Street, Birmingham

Total, 55 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

WILLIAM EDWARD WOOLLEY, The Red House, Loughborough.

ARIS, JOHN WHITTON	Loys Weedon House, near Towcester, Northamptonshire.
BLETSOE, HENRY HOPKINSON	Thrapston, Northamptonshire.
BOLAM, CHARLES GODFREY	Estate Office, Boughton House, Kettering, Northamptonshire.
CAMPBELL, HUGH BRUCE	Cottesbrooke, Northampton.
CAVE, THOMAS NEWMAN	Horton, Northampton.
CLARE, EDWARD LOVELL	33, Friar Lane, Leicester.
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
COALES, HERBERT GEORGE	Local Board Offices, Market Harborough.
CUTLAN, JOHN ELLIS	Market Square, Wellingborough.
DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS	39, Friar Lane, Leicester.
EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
GERMAN, GEORGE	Packington House, Ashby-de-la-Zouch.
GERMAN, HARRY	Loughborough and Ashby-de-la-Zouch.
GERMAN, JOHN	Ashby-de-la-Zouch.
GERMAN, JOHN, JUN.	Huntingdon House, Ashby-de-la-Zouch.
GODDARD, JOSEPH	Market Street, Leicester.
GOODACRE, JOHN	5, Friar Lane, Leicester.
GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
HAIGH, THOMAS FREDERICK	2, Friar Lane, Leicester.
HINCKS, HENRY THORP	Wigston Hall, Leicester.
HODSON, GEORGE	Town Hall, Loughborough.
HOLLOWAY, HARRY HOWNAM	Market Harborough.
HUMPHREYS, HENRY	Woodhouse, Loughborough.
HUMPHREYS, JOHN HENRY	Woodhouse, Loughborough.
JOYCE, JOHN HALL	Blackfordby, Leicestershire, near Burton-on-Trent.
LAW, EDMUND	St. Giles' Square, Northampton.
MARSON, THOMAS	Higham, Hinckley, and Leicester.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.

Merry, Thomas	2, Guildhall Road, Northampton.
Pearson, Howard	Stoughton, Leicester.
Perkins, Joseph	Laughton, Rugby.
Rolleston, Sir John Fowke Lancelot	Grey Friars, Leicester.
Rolleston, William Gustavus Stanhope	Grey Friars, Leicester.
Royce, David Needham	Oakham.
Royce, John	Oakham.
Sebastian-Smith, Charles	Friar Lane, Leicester.
Scriven, Richard George	Castle Ashby, Northampton.
Thorpe, John	Nailstone, Nuneaton.
Thorpe, William	Nailstone, Nuneaton.
Wade, George Tempest	Halford Street, Leicester.
Woodforde, Lionel Burnet	Milton Ferry, Peterborough.

Total, 45 Members.

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

Charles Hawkins, Downham Market, King's Lynn.

Bacon, Frank Mace	Attleborough, Norfolk.
Bacon, Horace	Attleborough, Norfolk.
Bailey, Harry David Chinery	Fundenhall Grange, Norwich.
Barker, Caleb	The Beaches, East Harling, Thetford.
Beck, Arthur Clement	Castle Rising, King's Lynn, and Sandringham.
Beck, Edward William	16, Bank Street, Norwich.
Beck, Frank Reginald	Sandringham.
Bellingham, Archibald Turner	Cheveley Estate Office, Newmarket.
Bidwell, Charles	Ely, Cambridge.
Bird, John	Brampton, Huntingdon.
Blencowe, George	Bury St. Edmund's.
Boa, Andrew	Great Thurlow, near Newmarket
Chalk, Henry Philip	Linton, Cambridgeshire.

Falcon, Michael	Horstead House, Norfolk.
Freuer, William	West Rudham, King's Lynn.
Garrard, Norton Burroughs .	Cranley Hall, Eye.
Gayford, Henry John . . .	Estate Office, East Raynham, Norfolk.
Gaze, Thomas William . .	Frenze Hall, Diss, Norfolk.
Grain, Arthur Tress. . .	2, St. Andrew's Hill, Cambridge.
Hornor, Charles Jared . .	32, Prince of Wales Road, Norwich.
Hornor, Francis	Queen Street, Norwich.
Ireland, Edwin Benjamin. .	Guestwick, East Dereham.
Jonas, Harry Marshall . .	27, Market Place, Cambridge.
Jonas, John Carter . . .	27, Market Place, Cambridge.
Laurance, John	Sexton Barns, Peterborough
Looker, John	High Street, Huntingdon.
Mills, Samuel Mealing . .	Orford Hill, Norwich.
Morgan, Benjamin Brauford .	6, Bank Street, Norwich.
Moyes, John Helenus. . .	66, St. Andrew's Street, Cambridge.
Pain, James	St. Mary Street, Ely, Cambs.
Pells, Arthur	Beccles and Lowestoft.
Peppercorn, John Hutchinson	Manor House, Eaton Socon, St. Neot's.
Preedy, Frederick. . . .	Caldecot, St. Neot's.
Rix, George Kerry . . .	Somerleyton, near Lowestoft.
Rose, Thomas	21, Prince of Wales Road, Norwich.
Rowe, Richard Reynolds . .	Park House, Cambridge.
Salter, William Herbert .	The Hall, Attleborough, Norfolk.
Scott, Augustus Frederic .	24, Castle Meadow, Norwich.
Scott, Henry Lacy . . .	Bury St. Edmund's.
Scruby, William Thomas . .	Post Office Terrace, Cambridge.
Selby-Bigge, Charles P. O.	Didlington Estate Office, Brandon, Norfolk.
Simpson, Robert Thomas . .	Horsecroft, Bury St. Edmund's.
Spelman, Clement Charles Rix	St. Giles' Street, Norwich.
Stirton, Thomas	Estate Office, Bawdsey, Woodbridge, Suffolk.
Tallent, Edwin James . . .	West Acre, Swaffham, Norfolk.
Theakston, William Pease .	Huntingdon.
Wilkin, Horace Martin . .	King's Lynn.
Wright, William Edward .	King's Lynn.

Total, 49 Members.

(K.) BERKS, BUCKS, AND OXON. COMMITTEE.

Chairman.

ARTHUR LAWRENCE, Great Marlow, Bucks.

ADKIN, CHARLES DUNCAN	Wantage, Berks.
BAILEY, LOUIS HEWITT	Athenæum Buildings, Fair Street, Reading.
BINGHAM, ALFRED JOHN	Nalder Hill House, Newbury.
BUCKLAND, FRANK BOWRY	Windsor.
BUCKLAND, SIDNEY CRAWFORD	Windsor.
CASTLE, ARTHUR	11, King Edward Street, Oxford.
CASTLE, HAROLD	11, King Edward Street, Oxford.
COOPER, ARTHUR LESLIE	17, Friar Street, Reading.
DAVIS, CHARLES EDWARD	Wroxton Estate Office, near Banbury, Oxon.
DREWEATT, THOMAS	Newbury, Berks.
EGGINTON, DENYS	150, Friar Street, Reading.
EGGINTON, JOHN	150, Friar Street, Reading.
FIELD, FRANCIS HAYWARD	11, King Edward Street, Oxford.
GALE, JOSEPH JOHN	Market Place, Wallingford.
GOTTO, FREDERICK EDWARD	Stoney Stratford, Bucks.
HABGOOD, HENRY CHARLES	Witney, Oxon.
HARRISON, JAMES THOMAS	Town Hall Offices, Buckingham.
HASLAM, DRYLAND	Friar Street Chambers, Reading.
HASLAM, DRYLAND, JUN.	Friar Street Chambers, Reading.
HOLIDAY, FREDERICK DEAN	Bicester, Oxford.
HOLIDAY, PERCY CAVE	Bicester, Oxford.
JONES, FRANCIS WILLIAM	2, Frewin Court, Corn Market Street, Oxford.
KING, JOHN BUSBY	Albert Park, and 14, High Street, Abingdon.
LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester.
MAXWELL, JOSEPH ARCHIBALD	South Bar, Banbury, Oxon.
MILLAR, WILLIAM GALT	10, High Street, Reading.
NEATE, ARTHUR WEBB	Albion House, Newbury, and Hungerford.
NORTH, GEORGE FREDERIC	Strathfield Saye, Mortimer, Berks.
PARRY, JOSEPH WILLIAM	19, Southmoor Road, Oxford.
PETO, JAMES WINDER	6, Market Place, Reading.
RICH, ROBERT	Didcot, Berks.
SAMUEL, WILLIAM JOHN	Newport Pagnell, Bucks.
SCOVELL, JOHN	29, St. Margaret's Road, Oxford.
SIMMONS, CHARLES	Henley-on-Thames.
SIMMONS, WILLIAM AUKER	Henley-on-Thames.
TODD, RICHARD	Englefield, near Reading.

VERNON, ARTHUR . . . . Borshams, High Wycombe, Bucks.
WATSON, JAMES BRUCE . . . Estate Office, Shirburn, Wallingford.
WIGLEY, GEORGE DAVYS EDWARD Winslow, Bucks.

Total, 41 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX COMMITTEE.

Chairman.

THE HON. EDWARD GERALD STRUTT, Whitelands, Hatfield Peverel, Chelmsford, Essex.

AUSTIN, RUSSELL GARDINER . Hertford.
AYRES, CHARLES PRYOR . . 14, High Street, Watford.
BALLS, JAMES MAYHEW. . . Castle Hedingham, Essex.
BROWN, FRANK JOHN . . . Tring, Herts.
BURNETT, GEORGE JOHN MULCASTER . . . . . } Elstree Cottage, Elstree, Herts.
CHANCELLOR, FREDERICK . . Chelmsford.
CHILD, FRED . . . . . 1, Station Road, New Barnet, Herts.
CHRISTY, ARCHIBALD ERNEST . 6, Market Buildings, Chelmsford.
COLLINS, CHARLES EDWIN . . Royal Engineer Office, Colchester, Essex.
COUCHMAN, HENRY BOTELER . Moor Park Estate Office, Rickmansworth.
COVERDALE, FREDERICK JOHN . Ingatestone Hall, Essex.
CRAWTER, JOHN . . . . . Cheshunt, Herts.
CRESWELL, WILLIAM THOMAS . Barrack Reconstruction Office, Colchester, Essex.
CUMBERLAND, EDWARD ANTHONY Luton and Leighton Buzzard.
DUVALL, JOHN WILLIAM . . Hertford.
EVE, HERBERT TRUSTRAM . . 2, St. Paul's Square, Bedford.
EVE, JOHN RICHARD. . . . St. Paul's Square, Bedford.
FENN, JOHN . . . . . { The Hall, Ardleigh, and 146, High Street, Colchester.
FENNING, HERBERT SAMUEL . St. Paul's Square, Bedford.
FIELDS-CLARKE, GEORGE THOMAS Estate Office, Southill Park, Biggleswade.
FOSTER, JAMES HERBERT FURMEDGE . . . . . } Pontlands, Great Baddow, Chelmsford, Essex.
FOULKES, SEPTIMUS GIFFARD . Tring, Herts.
HARDING, SIDNEY LONGHURST . St. Alban's, Herts.
HASLUCK, LANCELOT GERALD . Green Hill Park, New Barnet, Herts.
HERON, WILLIAM CHARLES . Uxbridge, Middlesex.
HILLIARD, GEORGE EDWARD . Chelmsford.
HUNT, THOMAS . . . . . Baldock Street, Ware, Herts.
KEMP-SMITH, JAMES FREDERICK Orsett, Essex.
KEMSLEY, JOSEPH WILLIAM . Corn Exchange, Romford.
MARTIN, ALFRED JOHN . . . 16, Duke Street, Chelmsford Essex

Merry, Arthur Walker . .	Bridge Street, Leighton Buzzard.
Newman, Thomas Harry . .	Rayne, Essex.
Nockolds, Martin	Saffron Walden, Essex.
Norman, James Maurice . .	Uxbridge, Middlesex.
Pain, George Lloyd . . .	35, Bedford Street, Woburn, Beds.
Parker, Charles Alfred . .	Maldon, Essex.
Robinson, Nathaniel Wishart	Marlowes, Hemel Hempstead, Herts.
Rumball, Aubrey	St. Alban's, Herts.
Shilcock, James	Hitchin, Herts.
Stanford, Charles Maurice .	23, High Street, Colchester.
Start, Joseph William . .	High Street, Colchester.
Surridge, Joseph Smith . .	Coggeshall, Essex.
Swordeb, Hugh	High Street, Epping.
Taylor, Edward Fergusson .	New Barnet, Herts.
Thurnall, John Edward . .	Royston, Herts.
Trethewy, Henry	Silsoe, Ampthill, Beds.
Tutt, Edwin Thomas . . .	Market Place, Ampthill, Beds.
Vaizey, John George . . .	Bocking, Braintree, Essex.
Waddington, John Allen. .	Cole Green, Hertford, Herts.
Weall, John.	38, High Street, Watford, Herts.
Whitaker, Ernest Victor .	Gorsty Villa, St. Peter's Road, St. Alban's, Herts.
Woodman, Thomas Foster . .	32, St. Peter Street, St. Alban's.
Woods, Thomas	4 & 5, Church Parade, Hounslow, Middlesex.

Total, 54 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

George Cobley Smyth-Richards, 6, Castle Street, Barnstaple.

Benson, Robert Alan . . .	Duchy of Cornwall Office, Liskeard.
Body, Arthur	Princess Chambers, Princess Square, Plymouth.
Body, John Bond	Princess Chambers, Princess Square, Plymouth.
Bourne, Robert Elliott . .	Elwell, Totnes.
Commin, Frederick James . .	7, Bedford Circus, Exeter.
Cooper, John Groves . . .	Bideford.
Corderoy, Athelstane. . .	12, George Street, Plymouth.
Drew, Henry Alban . . .	15, Queen Street, Exeter.
Drew, Henry	15, Queen Street, Exeter.
Drew, John Gould	15, Queen Street, Exeter.
Dudley, Edgar	Bedford House, 24, Bedford Street, Plymouth.

Dymond, Francis Williams .	Exeter.
Elliott, Charles	16, Ermington Terrace, Plymouth.
Ellis, Albert Edward . .	Bedford Chambers, Exeter.
Foster, Joseph Burgess . .	4, Cambridge Street, Plymouth.
Frost, Frederic Cornish . .	Teignmouth.
Greenwood, Joseph . . .	Royal Engineer Office, Devonport.
Jenkin, Arthur Pearse . .	Trewirgie, Redruth.
Kittow, John	West Holm, Launceston.
Lethbridge, Walter . . .	1, Leigham Villas, Plymouth.
Lock, William Henry . . .	Instow.
Loveys, Arthur Clampitt .	Moretonhampstead.
Lucas, John Archibald . .	Guildhall Chambers, High Street, Exeter.
Michelmore, Alfred . . .	Berry Pomeroy Estate Office, Totnes.
Osmond, Edward	Oakford, Upton Pyne, Devon.
Parsons, Henry John Donne	Bamfylde House, Exeter.
Pearse, William	Stoliford, Modbury.
Powell, Charles Reginald Evenden	Okehampton Park Estate Office, Okehampton, Devon.
Rendell, Arthur Stephen .	Market Terrace, Newton Abbot.
Rundle, Edward Collins . .	Bedford Estate Office, Tavistock.
Staplèdon, Ernest Allen . .	Bridge Chambers, Bideford, North Devon.
Stooke, James	Courtenay Street, Newton Abbot.
Tanner, John Melhuish . .	Wembworthy.
Thorne, Arnold	Cross Street, Barnstaple.
Thring, Douglas Theodore .	Granville Estate Office, Bude, North Cornwall.
Ward, Daniel	8, Courtenay Street, Plymouth.
Ward, Frank	Burnville, Tavistock.
Ware, Charles Edwin . .	Gandy Street Chambers, Exeter.
White, Arthur Jeffrey . .	Wrangaton Manor, South Brent, South Devon.

Total, 40 Members.

(N.) SOMERSET, GLOUCESTER, AND NORTH WILTS COMMITTEE.

Chairman.

Edwin Maggs Hippisley, 4, Chamberlain Street, Wells.

Addis, Peter	Market Chambers, Nicholas Street, Bristol.
Anderson, Robert, Jun. . .	The Barton, Cirencester.
Andrew, Thomas Hawkes . .	Williton, Somerset.
Baines, Mathew Talbot . .	Wootton Bassett, Wilts

Bennett, Thomas Oatley . .	Bruton, Somerset.
Bishop, Charles	Regent Circus, Swindon, Wilts.
Brinkworth, Robert Edward	St. Mary's Street, Chippenham.
Bruton, Henry William . .	Albion Chambers, Gloucester.
Cotterell, Albert Player Isaac	Lonsdale Chambers, Baldwin Street, Bristol.
Daniel, Harry Augustus Hood	Hill End, Henbury, near Bristol.
Edwards, Arthur Phippen .	Hutton, near Weston-super-Mare.
Farwell, Frederick George .	11, Laura Place, Bath.
Ferris, George	Milton Manor, Pewsey, Wilts.
Harle, John Joseph . . .	Tortworth Estate Office, Falfield, Gloucester.
Heard, Herbert	Shepton Mallet, Somerset.
Hippisley, William John . .	12, Chamberlain Street, Wells.
Jeans, Mark	Marlborough, Wilts.
Knowles, Henry	Linden Grove, The Spa, Gloucester.
Madge, John	Somerset House, Chard, Somerset.
Marshall, Lionel Hasler .	Chippenham, Wilts.
Mundy, Herbert	Manvers Street, Trowbridge.
Munro, Philip	2, St. Stephen's Chambers, New Baldwin Street, Bristol.
Mylne, William John Home .	Sabrina, Clevedon Road, Weston-super-Mare.
Napier, Henry Burroughes .	Chippenham, Wilts.
Oakley, Edward Benjamin .	Dulverton, Parkstone.
Oliphant, George A. J. . .	Chatley House, Norton St. Philip, near Bath.
Parsons, Frank Donisthorpe .	Misterton, Crewkerne.
Parsons, Robert Maurice Peters	Misterton, Crewkerne.
Peard, John Grigg . . .	North Curry, near Taunton.
Pritchett, Ellis Herbert .	Regent Circus, Swindon, Wilts.
Ransford, Benjamin Herbert	14, Bennett Street, Bath.
Sadler, George William . .	467, High Street, Cheltenham.
Scammell, Thomas	1, St. Stephen Street, Bristol.
Silcock, Thomas Ball . . .	14, Abbey Churchyard, Bath.
Smith, Henry Herbert . .	Chippenham, Wilts.
Spackman, Charles Chantrey.	6, Terrace Walk, Bath.
Spackman, Henry	6, Terrace Walk, Bath.
Sturge, Robert Fowler . .	33, Corn Street, Bristol.
Sturge, William	33, Corn Street, Bristol.
Trepplin, Ernest C. . . .	Western, Wootton Bassett, Wilts.
Villar, James	1A, Cambray, Cheltenham.
Wainwright, Charles Rawlinson	Shepton Mallet.
Walker, Joseph Arthur . .	Ashton Court Estate, Long Ashton, Clifton, Bristol.

Watkins, Robert Arundel	Castle Combe, Chippenham.
Wise, Charles Dacres	Toddington, Winchcomb, Gloucester.
Wooler, Walter Hernaman	Waterloo Street, Weston-super-Mare.

Total, 47 Members.

(O.) HAMPSHIRE, DORSET, AND SOUTH WILTS COMMITTEE.

Chairman.

Frederick John Smith, 21, Portland Street, Southampton, and Basingstoke.

Allen, George	Estate Offices, Stalbridge, Dorset.
Arnold, Francis	Chilland, Winchester, and Hambledon, Hants.
Austin, Richard	Bishop's Waltham, Hants.
Austin, Richard, Jun.	Bishop's Waltham, Hants,
Baird, Jonathan Peel	Estate Office, Whitekirk, Southborne, Christchurch, Hants.
Bath, Fred	Crown Chambers, Salisbury.
Bird, James Binfield	West Cowes, Isle of Wight.
Blake, Frederick	130, Queen Street, Portsea, Hants.
Blizard, John Henry	Lansdowne House, Castle Lane, Southampton.
Burnett, Alfred Andrew	2, High Street, Southampton.
Burns Gavin James	R.E. Office, The Nothe, Weymouth.
Canning, William Browne	Salisbury.
Clifton, James Edward	Swanage, Dorset.
Cocks, Samuel Roger	5, St. Thomas's Street, Ryde.
Coleman, Thomas Everit	Royal Engineer Office, Gosport.
Combes, Cyrus	Tisbury, Wilts.
Crickmay, George Rackstrow	St. Thomas' Street, Weymouth.
Crickmay, John Edward	St. Thomas' Street, Weymouth.
Day, George Carleton	Estate Office, Woodbridge, Shaftesbury, Dorset.
Duke, Edward	Dorchester.
Duke, Henry	Dorchester.
Eames, Edward	Stoke Manor, near Alresford.
Elford, John	King Street, Poole.
Ellen, Frederick Charles	Andover.
Gater, Caleb William	Salisbury.
Gordon, Charles G.	3, Clarendon Mansions, Bournemouth West, Hants.
Gudgeon, George Edward	Estate Agency Offices, Winchester.
Hall, Ernest	57, Commercial Road, Portsmouth, Hants.
Hankinson, Thomas James	Richmond Chambers, Bournemouth.
Hannen, Reginald St. John	The Cottage, Fordingbridge, Salisbury.
Harris, James	Winchester.

Hawker, Harry Edwin . .	St. Peter's Chambers, Bournemouth.
Herbert, Allan	The Market Place, Andover.
Hill, William Burrough . .	62, Above Bar, Southampton.
Isted, Samuel Eveland . .	Royal Engineer Office, North Camp, Aldershot.
Jurd, William	23, Portland Street, Southampton.
Kent, George Edward . . .	Normanhurst, Cavendish Road, Southsea.
King, Thomas	Pembroke House, Portsmouth.
King, Sir William David, D.L.	Stratford Lodge, Southsea.
Lane, Ernest Lacan . . .	81, Old Christchurch Road, Bournemouth.
Lemon, James	Southampton.
Lywood, Edwin	Norman Court, Clatford, Andover.
Marvin, Albert Edward . .	Marl Hill, Carisbrooke.
Mitchell, George Sharman .	Upper Adhurst, Petersfield, Hants.
Newman, Francis	Ryde, Isle of Wight.
Newton, Thomas Edwin . .	45, Jewry Street, Winchester.
Oakley, Edward Benjamin .	Westville, Parkstone, Dorset.
Paterson, Charles	Canford, Wimborne, Dorset.
Perkins, Walter Frank . .	Portswood House, Southampton.
Rawlence, Ernest Alfred .	Newlands, Salisbury.
Rawlence, James Edward .	The Canal, Salisbury.
Raynbird, Hugh Edward . .	Basingstoke, Hants.
Rebbeck, Edward Wise . .	Stafford Lodge, Bournemouth.
Rebbeck, Thomas Warren .	Gervis Place, Bournemouth.
Richards, George Edward .	Stour Lodge, Wimborne.
Riddett, William Hammond .	Townhall Chambers, Ryde.
Rigden, Francis	Salisbury.
Rigden, Henry William . .	Salisbury.
Robey, Robert	Oaklands, East Tytherley, near Romsey.
Robinson, Edmund Arthur .	Lee-on-the-Solent, Gosport, Hants.
Roker, Mitchel John . . .	Snowdenham, Branksome Park, Bournemouth.
Rutherford, James Augustine	Highclere Park, near Newbury.
Sanctuary, Campbell Fortescue Stapleton	Mangerton, Melplash, Dorset.
Saunders, Theodore Ridley .	Belgrave Chambers, Ventnor.
Senior, Harry Samuel . . .	Sturminster Newton, Dorset.
Simmons, Charles Franklin .	Basingstoke, Hants.
Smith, George Alfred . .	78, Parchment Street, Winchester.
Squarey, Elias Pitts . . .	The Moot, Downton, Salisbury.
Squarey, Newell William Pitts	Bemerton, Salisbury.
Stallard, Alfred Edwin . .	West Street, Havant.
Stopher, Thomas	Winchester.
Studdy, Thomas Edward . .	Estate Office, Basing Park, Alton.
Tory, John Edward . . .	Dorchester, Dorset.
Vernon-Inkpen, George Chas.	75, King's Road, Southsea.

Wallington, John Arthur Beach	Basingstoke, Hants.
Walmisley, Joseph William	7, King's Terrace, Southsea.
Warner, Henry	Faringdon, Alton, Hants.
Waters, Edward	The Canal, Salisbury.
Watson, Alfred	Ripley, Norwich Avenue, Bournemouth.
Way, Henry James	109, Lower St. James' Street, Newport, Isle of Wight.
Wells, William Howley	Estate Office, Evershot.
Westbury, George Henry	The Knoll, Andover.
Wetherall, Harry Lancaster	Brachlyn, Winchfield.
Wilbraham, Edward Sidney	Estate Office, St. Giles, Salisbury.
Woolley, John Turton	Salisbury.
Young, Charles	Alton, Hants.
Young, Harry Austin Lindsay	The Johnstone Estate Office, Weymouth.

Total, 88 Members.

(P.) KENT COMMITTEE.

Chairman.

George Langridge, The Broadway, Tunbridge Wells.

Amos, Frank	3, The Parade, Canterbury.
Ashenden, Leonard Thomas	The Kent Fire Office, 29, Westgate, Canterbury.
Barton, Harry Howell	17, Guildhall Street, Folkestone.
Billingham, John Alfred Lawrance	Royal Engineer Office, Shorncliffe, Kent.
Boulting, Frederick Edward	Napier Lodge, Minster, Kent.
Brackett, Arthur William	27, High Street, Tunbridge Wells.
Brackett, Frederick Henry	27, High Street, Tunbridge Wells.
Brackett, William	27, High Street, Tunbridge Wells.
Burrows, Alfred John	41, Bank Street, Ashford.
Child, Henry John	Royal Engineer Office, Sheerness.
Cobb, Herbert Mansfield	Higham.
Cobham, Charles	The Shrubbery, Gravesend.
Cobham, George William	1 and 3, Edwin Street, Gravesend.
Cooke, Henry	Watts Avenue, Rochester.
Cronk, Edwyn Evans	Sevenoaks.
Cronk, Frank	Sevenoaks.
Cronk, William Henry	Sevenoaks.
Dann, Henry	Dartford.
Day, William, Jun.	23, High Street, Maidstone.
Elgar, J. Edward	Crockshard, Wingham.
Finn, Adolphus	High Street, Lydd, and Rye.
Finn, Arthur George	The Deanery, Chartham.
Finn, Fred, Jun	Sole Street House, Selling, Faversham.
Finn, George William	Westwood Court, Faversham.

Freeman, Sydney	The Broadway, Tunbridge Wells.
Fry, George Frederick	46, London Road, Dover.
Grover, Philip Goedon	Boveney, Sandgate Road, Folkestone.
Hammond, Robert William	Royal Engineer Office, Inner Lines, Chatham.
Harvey, John James Sayer	80, Castle Street, Canterbury.
Hayward, Frederick George	Dover.
Hayward, Henry	Dover.
Hinds, Henry	57, Queen Street, Ramsgate.
Hobbs, John	Estate Office, Ashford.
Homan, Franklin George	147, Eastgate, Rochester.
Homan, Hubert Franklin	147, Eastgate, Rochester.
Honeyball, Fred. Thomas	Deal.
Hooper, Cecil Henry	Highlands, Swanley.
Jackson, William Tress	117, High Street, Sittingbourne.
Jennings, William Joseph	4, St. Margaret's Street, Canterbury.
Kerl, William James	49, Copers Cope Road, Beckenham.
Kidwell, John	St. Margaret's Bank, Rochester.
Latter, Hugh Robinson	The Town Hall, Bromley.
Lepper, John Harrage	10, Market Square, Bromley.
Lucas, William Edward	Bexley.
Mann, Jabez	Sevenoaks.
Neame, Frederick, Jun.	Macknade, Faversham.
Page, Stanley Hatch	1, Harbour Street, Ramsgate.
Payne, Frederick	10, Market Square, Bromley.
Phillips, Frederick Hamilton	Beechcroft, Temple Ewell, near Dover.
Prall, Herbert Alexander	Martin's Bank Chambers, Dartford.
Prall, Herbert Edward	150, Eastgate, Rochester.
Rawlins, William	Kent Fire Office, Maidstone.
Roper, William	49, Mount Pleasant Road, Tunbridge Wells.
Rudkin, Arthur John	St. Ann's, Bromley.
Scriven, Charles Herbert	Agency Office, Thong, Gravesend.
Seymour, Richard Arthur Hamilton	46, Earl Street, Maidstone.
Smith, Frank Braybrooke	South Eastern Agricultural College, Wye.
Smith, George	Boughton Monchelsea.
Strouts, Lewis Herbert	Belgrave Place, St. Mary Cray.
Temple, Frederick Wilson	29, Sandgate Road, Folkestone.
Tompsett, William Robert	Meadhurst, Tonbridge, and Paddock Wood.
Tootell, Charles	13, King Street, Maidstone.
Tootell, Joseph	13, King Street, Maidstone.
Vinten, Harold Bertram	72, High Street, Ramsgate.
Wacher, Thomas	Upper Bridge Street, Canterbury.
Waring, Herbert Fuller	46, Earl Street, Maidstone.
Waterman, Alfred James	20, Week Street, Maidstone.
Waterman, James	Tenterden.
Webb, George	Tunstall, Sittingbourne.
Wood, William	Ivymeath, Snodland, Rochester.

Total, 71 Members.

(Q.) SUSSEX COMMITTEE.

Chairman.

JAMES WOODHAMS, Havelock Road, Hastings.

AUSTEN, FRANK	Marling Place, Wadhurst.
BANNISTER, THOMAS	Limehurst, Hayward's Heath.
BEARD, EDWIN THOMAS	Marazion, West Hill, St. Leonard's-on-Sea, Sussex
BOWLEY, JOHN CROSS	Norman Terrace, Hastings.
BURTENSHAW, ALBERT	Hailsham.
CARD, HENRY CURTIS	North Street, Lewes.
CHASEMORE, PHILIP	Ashleigh, Horsham.
COLGATE, THOMAS	Sheffield Park, Uckfield.
DAVEY, HENRY THOMAS	24, Priory Avenue, Hastings.
DENNISON, JOHN W.	28, Upperton Gardens, Eastbourne.
DRAY, ALFRED	Town Hall Chambers, Hastings.
GARDNER, GILBERT	Ifield Court, Crawley.
HOBGEN, FRANCIS NEALE	East Street, Chichester.
HOBGEN, THOMAS CECIL	Highleigh, Sidlesham, near Chichester.
HOWARD, HARRY	Town Offices, Littlehampton.
HUDSON, EDWARD WILLIAM	Hove.
INGRAM, WALTER FIELDE	2, St. Andrew's Place, Lewes, and 17, Preston Street, Brighton.
JENNER, WILLIAM	1, Western Road, Hove, Brighton.
KING, FRANK HULME	Horsham.
MARTIN, THOMAS	34, Elphinstone Road, Hastings.
MAY, FRANCIS JOHN CHARLES	Town Hall, Brighton.
MORRIS, HERBERT	Lewes.
NOTTAGE, WILLIAM GRIGGS	7, Devonshire Road, Bexhill-on-Sea.
PARRIS, CHARLES JOHN	Groombridge, Sussex.
PARSONS, FREDERICK CECIL	163, North Street, and 9, Marine Parade, Brighton.
POWELL, HUBERT JOHN	Hill Lodge, Lewes.
POWELL, REGINALD HENRY	St. Swithun's Lane, Lewes.
REEVE, KINGSNORTH	High Street, Rye.
SMITH, SIDNEY	Southwater, Horsham.
TAYLOR, MATTHEW	Northchapel, Petworth.
TURNER, CHARLES	Oakhurst, East Grinstead.
WATSON, HERBERT EDWARD	New Grove, Petworth.
WELCH, FREDERICK WILLIAM	168, North Street, Brighton, and Hove.
WILKINSON, THOMAS	168, North Street, Brighton, and Hove.
WYATT, OLIVER NEWMAN	East Street, Chichester.

Total, 36 Members.

(R.) NORTH WALES AND RADNOR COMMITTEE.

Chairman.

JOHN EDWARD POUNDLEY, Kerry, Newtown, Montgomeryshire.

ADDIE, WILLIAM FORRESTER	Powis Castle Estate Office, Welchpool, Montgomeryshire.
CLOUGH, RICHARD CHARLES BUTLER	Ty Maur, Denbigh.
DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
GILLART, DAVID	Towyn, Merionethshire.
GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, Carnarvonshire.
JONES, WILLIAM EDWARD	Anglesey Estate Office, Craig, Llanfair P.G., Anglesey.
MCINTYRE, PETER	Gwydyr Ucha, Llanrwst, N. Wales.
MACNICOLL, DOUGLAS HENRY	Derwas, Abergele, Denbighshire.
OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
PICKERING, WILLIAM CLOVES	Rhewl House, Mostyn, Flintshire.
PORTER, JOHN MERRY	Estate Office, Colwyn Bay, N. Wales.
POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
ROBERTS, THOMAS	Portmadoc.
SWETENHAM, HENRY	Estate Office, Hawarden.
WILLIAMS, JOHN	Gwernhefin, Bala, Merionethshire.
WILLIAMS, STEPHEN WILLIAM	Rhayader, Radnorshire.

Total, 18 Members.

(S.) IRISH LAND AGENTS' COMMITTEE.

Chairman.

HENRY DUPRÉ MALKIN BARTON, The Bush, Antrim.

ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
ADAIR, JOHN OLPHERT	Ballynoe, Tullow, Co. Clare.
ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	1, Gosford Place, Armagh.

Alexander, Robert Arthur .	Glenmore, Drogheda, Co. Meath.
Anderson, Alex. Carew . .	Ballymountain House, Ferrybank, Waterford.
Armstrong, Alexander Moore, Capt.	Culmore House, Kilrea, Co. Londonderry.
Armstrong, Elliott Graham .	Rent Office, Ahascragh, Co. Galway.
Baillie, John Robert . . .	Dunfanaghy, Co. Donegal.
Baldwin, Chambré Corcor Thomas.	7, Leinster Street, Dublin.
Barrington, John Beatty . .	Limerick.
Barton, Robert Culley . .	Millmount Road, Mullingar, West Meath.
Beamish, William Henry . .	17, South Mall, Cork.
Bigger, John James Eastwood	Fairymount, Dundalk.
Blackley, Travers Robert .	Drumbar, Cavan.
Blakeney, Robert Edward .	Arm Lodge, Castlerea, Co. Roscommon.
Bowen, Edward Ferguson .	Glendine, Arthurstown, Waterford.
Boyd, William Henry . . .	Ballymacool, Letterkenny.
Bradshaw, Robert Macnevin .	25, South Frederick Street, Dublin.
Bridge, Henry Powell . .	Dungar Park, Roscrea, Tipperary.
Broadley, Edward Barry . .	73, South Mall, Cork.
Brooke, Arthur	White House, Killybegs, Co. Donegal.
Browne, Ernest H. . . .	Brookfield, Tullamore.
Brownlow, Charles . . .	Mountstewart, Newtonwards.
Brownlow, Claude	Estate Office, Coolderry, Carrickmacross, Co. Monaghan.
Burke, Henry Anthony . .	Drumkeen, Ballinamallard, Co. Fermanagh.
Burke, William Creaghe . .	Ballinrobe, Co. Mayo.
Butler, Walter Selby . .	Green Mount, Castle Bellingham, Co. Louth.
Carroll, Joseph Hatton . .	80, South Mall, Cork.
Carroll, Theodore Frederick	80, South Mall, Cork.
Carson, William B. . . .	3, Willow Bank, Kingstown.
Chatterton, Robt. Smith . .	Belmount, Raheney, Co. Dublin.
Cochrane, John	Combermore, Lifford, Co. Donegal.
Coote, Orlando Robert . .	Auburn, Athlone.
Coote, Stanley Victor. . .	Donadea Castle, Kilcock, and The Orchard House, Wargrave, Berks.
Cordner, Clement Kennedy .	Greenmount, Muckomore, Co. Antrim.
Creagh, Arthur Gethin . .	Mallow, Co. Cork.
Crosbie, James Dayrolles . .	Gurtenard, Listowel, Co. Kerry.
Darley, Edmund Sanders . .	5, College Green, Dublin.
Darley, Henry Ponsonby Shaw	Estate Office, Carrick-on-Shannon, Co. Leitrim.
Dean, George B.	Balla Lodge, Balla, Co. Mayo.
Denny, Francis Mcgillycuddy	17, Denny Street, Tralee.
Dickinson, Charles . . .	36, South Frederick Street, Dublin.
Dolling, Caledon Josias Radclyffe	3, Lower Pembroke Street, Merrion Square, Dublin.

Dopping, James Henry, Col. .	112, Pembroke Road, Dublin.
Edgeworth, Thos. Newcomen .	Kilshrewly, Edgeworthstown.
Ellis, Ernest Francis Leslie	Estate Office, Gorey, Co. Wexford.
Evans, William	Gillardstown House, Killucan.
Farrell, Edward Francis . .	Moynalty, Kells, Co. Meath.
Fetherstonhaugh, Theobald .	Grouse Lodge, Moate, Co. Westmeath.
Fitzgerald, Jas. H. B. Penrose	The Estate Office, Middleton, Co. Cork.
Fitzgerald, Peter David . .	66, George Street, Limerick.
Fitzgerald, Robert John . .	Ballyard House, Tralee.
Fitzherbert, Henry Corry .	Millbrook, Abbeyleix, Queen's County.
Fowler, Edward Willoughby	The Earl of Clancarty's Estate Office, Ballinasloe, Co. Galway.
Franks, Matthew Henry . .	Westfield, Mountrath.
Franks, Matthew Henry, Jun.	Westfield, Mountrath.
Forbes, Arthur	Earls Vale, Cavan.
French, Savage	17, South Mall, Cork.
Frend, Causabon William .	Parsonstown, King's County
Frend, Henry	Mitchelstown, Co. Cork.
Galbraith, Hugh	21, Westland Row, Dublin.
Garrett, James Hugh Moore .	Castlewellan, Co. Down.
Garvey, Toler R.	Thornvale, Moneygall, King's County.
Garvey, Toler Robert, Jun. .	Estates Office, Parsonstown.
Godley, Archibald	Killygar, Killeshandra.
Gloster, Thomas Edward . .	Collon, Co. Louth.
Hamilton, Arthur	40, Lower Dominick Street, Dublin.
Hamilton, Edward Chetwood, Major	Woodstock Estate Offices, Inistioge.
Hardman, Edward Chambré .	14, Molesworth Street, Dublin.
Harvey, James Geo. Morewood	Northern Bank Buildings, Londonderry.
Hearn, Charles Richard . .	Armaghroe House, Caledon, Co. Tyrone.
Hewson, George Rawdon Maurice	Dromahair, Co. Leitrim.
Hodson, Gilbert Neville . .	Hollybrooke, Bray, Co. Wicklow.
Hodson, Richard Edmond . .	Coolfadda House, Bandon, Co. Cork.
Holmes, William Eden . .	69, Dann Street, Dublin.
Horsford, Edward Henry Poe	76, George Street, Limerick.
Humphreys, Daniel Peard .	80, South Mall, Cork.
Hunt, William Lewis . . .	83, George Street, Limerick.
Hunt, William Power . . .	64, George Street, Limerick.
Hussey, Maurice T. O. . .	Loughglynn House, Castlerea.
Hussey, Samuel Murray . .	Edenburn, Gortalea, Co. Kerry.
Hutchins, Samuel Newburgh .	Ardnagashel, Bantry, Co. Cork.
Irvine, Hy. Lieut.-Col. . .	Omagh.
Jameson, Robt. William . .	Estate Office, Foynes, Co. Limerick.
Johnson, Jocelyn Otway . .	Kilganon, Enniskerry.

JOHNSTONE, JOHN BRETT . .	Ballycastle, Co. Antrim.
KEANE, MARCUS	Beech Park, Ennis, Co. Clare.
KELLY, RICHARD HENRY. . .	21, The Mall, Waterford.
KINCAID, JAMES STEWART . .	7, Leinster Street, Dublin.
KINCAID, JOSEPH WESTBY . .	7, Leinster Street, Dublin.
KNIGHT, MAURICE CHARLES . .	Lansdowne, Bray.
KNOX, ALBERT FREDERIC . .	Estate Office, Ballina.
KNOX, ALBERT HENRY . . .	Rahins, Ballina.
KNOX, EDWARD ERNEST . . .	8, Milward Terrace, Bray.
KNOX, ERNEST HENRY . . .	Rahins, Ballina.
KOUGH, THOMAS	Estate Office, Kilkenny.
L'ESTRANGE, CHRISTOPHER ARTHUR.	Estates Office, Sligo.
LLOYD, AVERELL	Tamnamore, Moy, Co. Tyrone.
M'CLINTOCK, ARTHUR . . .	Downshire Office, Hillsborough, Co. Down.
MCCLINTOCK, CHARLES EDWARD, LIEUT-COL.	Glendaragh, Crumlin, Co. Antrim.
MCCULLAGH, JAMES W. . . .	Glasslough, Co. Monaghan.
MCDONALD, ALLAN	Glenarm, Co. Antrim.
MAHON, GEORGE GILBERT . .	The Rent Office, Ahascragh, Co. Galway.
MARMION, THOMAS HENRY . .	Estates Office, Cappoquin.
MAUDE, ANTHONY FRITZ. . .	Drumadreary, Irvinestown, Co. Fermanagh.
MAUDE, CHRISTOPHER HUGH .	Lenaghan, Enniskillen, Co. Fermanagh.
MAUDE, MAURICE CEELEY . .	Lenaghan, Enniskillen, Co. Fermanagh.
MAUNSELL, RICHARD EDWARD .	9, Ely Place, Dublin.
MAXWELL, HENRY PERCEVAL .	Old Bank House, Cahir, Co. Tipperary.
MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
NEWPORT, GEORGE BELLINGHAM	Rockview, Inistioge, Co. Kilkenny.
NUNN, WILLIAM BOLTON . .	George Street, Wexford, and Castlebridge.
OSBORNE, CHARLES W. . . .	Rosnaree, Slane, Co. Meath.
OWEN, ARTHUR JOHN . . .	Shanvaghey, Ballacolla, Queen's County.
PENROSE, JAMES EDWARD . .	Estate Office, Lismore Castle, Lismore.
PENROSE, WILLIAM ROBERT .	Estate Office, Rose Lane, Waterford.
POWELL, ROBERT	Westport, Co. Mayo.
PURCELL, WILLS W.	Dromore, Mallow.
QUIN, RICHARD	Monasterboice House, Drogheda.
QUIN, WILLIAM THOMAS CUFFE	Kilbeggan, Co. Westmeath.
ROBERTS, EDWARD USSHER . .	The Rent Office, Longford.
ROBINSON, HENRY ARTHUR . .	Roundstone, Galway.
ROBINSON, JAMES DODWELL . .	Seamount, Sligo.
ROBINSON, RICHD. ST. GEORGE .	Seamount, Sligo.
ROBINSON, WILLIAM GODFREY .	Tirnaskea, Cookstown.
ROCHFORT, WILLIAM	Cahir House, Cahir, Co. Tipperary.
ROE, WILLIAM JAMES . . .	11, Westland Row, Dublin.

Rogers, Harry	The Hill, Monaghan.
Ruttledge, Francis . . .	Coolbawn, Enniscorthy.
Ruttledge, Thomas Henry Bruen	Erindale, Carlow.
Sanders, Charles Stewart .	Sanders Park, Charleville.
Sanders, Robert Massy Dawson	Sanders Park, Charleville, Co Cork.
Scott, John Russell . . .	60, Mountjoy Square, Dublin.
Scott, John William . . .	Rostevan, Ennis, Co. Clare.
Smith, George Young . . .	Ergenagh, Omagh, Co. Tyrone.
Smith, Sidney Edward . . .	Derryvale, Roscrea.
Stewart, Edwd. P., Capt. . .	21, Westland Row, Dublin.
Stewart, George Francis . .	Summerhill, Killiney, Co. Dublin.
Stewart, William Thomas. .	6, Leinster Street, Dublin.
Stokes, Frank	60, Dawson Street, Dublin.
Stokes, Richard	60, Dawson Street, Dublin.
Stopford, The Hon. George Frederick William . . .	The Estate Office, Gorey, Co. Wexford.
Studdert, R. R.	Hazlewood, Quin, Co. Clare.
Swiney, William D. . . .	Moyagh, Ramelton.
Synge, Edward	Rathe, Kingscourt, Co. Cavan.
Tailyour, Alexander . . .	Estate Office, Arklow, Co. Wicklow.
Talbot-Crosbie, Wm. David .	Cloonca, Mount Talbot, Roscommon.
Tanner, Kearns Deane, Major	Belleville Park, Cappoquin, Co. Waterford.
Tatlow, John Garnett . . .	14, South Frederick Street, Dublin.
Tatlow, Tissington William Garnett	14, South Frederick Street, Dublin.
Taylor, J. Godfrey L. . . .	Grangeville, Fethard, Co. Waterford.
Tener, Edward Shaw . . .	The Square, Loughrea, Co. Galway.
Tisdall, Hy. Chichester . .	Dulargy, Ravensdale, Co. Louth.
Townsend, Charles Eyre Coote	Fairyhouse, Kilmallock.
Townsend, Robert Uniacke Fitzgerald	18, South Mall, Cork.
Townshend, Charles Loftus .	15, Molesworth Street, Dublin.
Townshend, James Richard Clarke	23, South Frederick Street, Dublin.
Townshend, Thomas Courtney	23, South Frederick Street, Dublin.
Townshend, Thomas Loftus .	38, Leeson Street, Dublin.
Trench, Arthur.	Dromkeen, Cavan.
Trench, Geo. Frederic. . .	Estate Office, Ardfert, Co. Kerry.
Trench, James Currie . . .	Beverston, Dundrum, Co. Dublin.
Trench, Philip Francis Chenevix	30, Kildare Street, Dublin.
Turner, Frederick Adolphus Brabazon	The Estate Office, Gorey.
Tyndall, Albert Henry . .	Ballyanne House, New Ross, Co. Wexford.
Tyrrell, Garrett Charles .	Ballinderry, Carbery, Co. Kildare.

VANDELEUR, CECIL ERNEST . .	Estate Office, Mallow, Co. Cork.
VEREKER, HENRY ROBERT . .	Summerville, Westport, Co. Mayo.
VERNON, ARTHUR POMEROY . .	1, Wilton Place, Dublin.
VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin.
VERSCHOYLE, WILLIAM HENRY FOSTER	Woodley, Dundrum.
WARD, SOMERSET, THE HON. .	Isle o' Valla House, Downpatrick.
WARNOCK, THOMAS ARCHIBALD .	Portaferry, Co. Down.
WARREN, RICHARD LANE . . .	61, South Mall, Cork.
WATSON, ARTHUR B. . . .	2, Seapoint Terrace, Monkstown, Co. Dublin.
WATSON, WILLIAM JAMES . .	Aughavilla Lodge, Warrenpoint, Co. Down.
WELPLY, JAMES	65, George Street, Limerick.
WEBB, CHARLES	Rahilly, Sligo.
WHITE, ARTHUR	99, George Street, Limerick.
WHITE, RICHARD	Cloncallon, Ballymahon, Mullingar.
WILLIS, GILBERT DE LAVAL . .	4, Kildare Street, Dublin.
WILLIS, HENRY DE LAVAL . .	Ennis, Co. Clare.
WILSON, ARTHUR JN. DE COURCY	Garvagh, Edgeworthstown.
WYNNE, ALERED HENRY . . .	Collon, Drogheda.
YOUNG, GEORGE LAWRENCE . .	Randalstown, Co. Antrim.
YOUNG, OWEN WALLER O'GRADY	Harristown, Castlerea, Co. Roscommon.

Total, 188 Members.

(T.) SCOTTISH COMMITTEE.

Chairman.

THOMAS BINNIE, 207, Hope Street, Glasgow.

ADAM, THOMAS	27, Union Street, Glasgow.
ANDERSON, ROBERT	95, Bath Street, Glasgow.
AITKEN, JOHN MALCOLM . .	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
BARR, JAMES	221, West George Street, Glasgow.
BARR, JAMES	Whiteshaw, Carluke, Lanarkshire.
BATHGATE, CHARLES S. . .	26, Bellgrove Street, Glasgow.
BEATTIE, WILLIAM HALDEN. .	11, Glencairn Crescent, Edinburgh.
BELL, ANDREW WALKER . .	Corporation Buildings, Dunfermline.
BINNIE, THOMAS, JUN. . . .	207, Hope Street, Glasgow.
BLAIR, ALEXANDER	198, West George Street, Glasgow.
BROWN, CHARLES	Kerse Estate Office, Falkirk, Stirlingshire.
BROWN, GEORGE	Hilton of Culsh, New Deer, Aberdeenshire.

Brown, William	138, West Regent Street, Glasgow.
Bryden, Robert A. . . .	212, St. Vincent Street, Glasgow.
Burnet, Frank	180, Hope Street, Glasgow.
Connor, George Harry Adams	Estates Office, Longniddry, N.B.
Copland, William Robertson	146, West Regent Street, Glasgow.
Cullen, Alexander. . . .	Clyde Street, Motherwell, N.B.
Cunningham, Robert . . .	Glen Douglas, Jedburgh, Roxburghshire.
Curror, John Fortune . .	74, George Street, Edinburgh.
Dansken, Alexander Brown .	105, West George Street, Glasgow.
Dansken, John	241, West George Street, Glasgow.
Davidson, Charles	Terrace Buildings, Paisley, Renfrewshire.
Davidson, James Inglis . .	Sangton Mains, Edinburgh, and 175, West George Street, Glasgow.
Duke, Freke Guy Rashleigh .	Braehead, Kilmarnock.
Fortune, George Robert . .	Portland Estate Office, Kilmarnock.
Fraser, Thomas Smellie . .	209, St. Vincent Street, Glasgow.
Fraser, William	209, St. Vincent Street, Glasgow.
Fyfe, John William . . .	221, West George Street, Glasgow.
Gilchrist, John	70, Wellington Street, Glasgow.
Gillespie, John.	Blackhall, Paisley, Renfrewshire.
Glendinning, George Robert	Hatton Mains, Kirknewton, Midlothian.
Hamilton, Robert	Lands Valuation Office, Greenock.
Hart, John	Cowie Mains, Stonehaven, Kincardineshire.
Hart, Patrick Campbell, A.M.I.C.E.	134, St. Vincent Street, Glasgow.
Henry, James	Lands Valuation Office, City Chambers, Glasgow.
Hill, Thomas Nelson . . .	180, Hope Street, Glasgow.
Howatt, William	146, Buchanan Street, Glasgow.
Johnstone, James	Alloway Cottage, Ayr, Ayrshire.
Kirkwood, Charles	67, West Regent Street, Glasgow.
Knox, Alexander	53, Bothwell Street, Glasgow.
Laing, David Taylor . . .	20, Bridge Street, Glasgow.
Laing, John	20, Bridge Street, Glasgow.
Lammie, George	138, Hope Street, Glasgow.
Lawrence, Peter	50, Frederick Street, Edinburgh.
Lockhart, Peter	Estates Office, Edenhall, Langwathby, Cumberland, and Blackwood House, Ecclefechan, Dumfriesshire.
Logan, James	Coltness, Wishaw, Lanarkshire.
MacCallum, Alexander Duncan	12, St. Vincent Street, Glasgow.
McCallum, James	Town Hall, Motherwell, Lanarkshire.
Macdonald, Ranald . . .	Clung Castle, Aberdeen.
Macdonald, Ranald Roderick	16, Union Terrace, Aberdeen.
MacDougall, Robert . . .	138, West Regent Street, Glasgow.
Mackay, William	Freswick Estates Office, Thurso, Caithness-shire.

MACKENZIE, DONALD FALCONER	Estate Office, Morton Hall, Liberton, Midlothian.
MCLEAN, DONALD	Dunrobin Estate Office, Golspie, Sutherlandshire.
MACLENNAN, WILLIAM	Grainbank, Kirkwall, Orkney Islands.
MCMEEKEN, JAMES	57, Bath Street, Glasgow.
MACPHERSON, WILLIAM	Montrose Estates Office, Catter House, Drymen, Stirlingshire.
MAKINS, WILLIAM ALEXANDER	79, West Regent Street, Glasgow.
MARWICK, THOMAS PURVES	43, York Place, Edinburgh.
MUNRO, DANIEL	39, Hope Street, Glasgow.
MURDOCK, ROBERT	91, Maxwell Road, Glasgow.
MURRAY, GILBERT	Orchardlee, Girvan, Ayrshire.
MURRAY, JOHN CAMPBELL	Pollock Estate Office, 53, Bothwell Street, Glasgow.
MURRAY, JOSEPH	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
MURRAY, WILLIAM WATSON	Catter House, Drymen, Stirlingshire.
PURDIE, ANTHONY	241, West George Street, Glasgow.
ROBERTSON, WALTER WOOD	3, Parliament Square, Edinburgh.
ROBB, WILLIAM JOHNSTON	53, Bothwell Street, Glasgow.
SANDFORD-THOMPSON, WILLIAM JAMES	Balmanno, Marykirk, Kincardineshire.
SCOTT, ROBERT	115, Wellington Street, Glasgow.
SHARP, JOHN GRANT	74, Buchanan Street, Glasgow.
SIMPSON, GEORGE	Town Hall, Leith, Edinburgh.
SMELLIE, GEORGE	167, St. Vincent Street, Glasgow.
SMELLIE, THOMAS DAVIES	209, St. Vincent Street, Glasgow.
SPROAT, ROBERT	Lennox Plunton, Kircudbright.
STEVENSON, ALLAN	14, Cathcart Street, Ayr, N.B.
TANNAHILL, ROBERT DUNLOP	Lands Valuation Office, Kilmarnock.
TAYLOR, ROBERT	70, Bath Street, Glasgow.
TURNER, JOSEPH HARLING	Portland Estate Offices, Kilmarnock.
WALKER, GEORGE JAMES	3, Golden Square, Aberdeen.
WALKER, JOHN	74, Bath Street, Glasgow.
WALLACE, THOMAS DOUGLAS	Callendar Park, Falkirk, Stirlingshire.
WALLACE, WILLIAM SYDNEY SMITH	Vinneyden House, Letham, Forfarshire.
WHYTE, JOHN	City Chambers, Glasgow.
WILSON, JAMES	26, Renfield Street, Glasgow.
WINNING, DOUGLAS CAMPBELL WILLS	Municipal Buildings, Broughty Ferry, N.B.
YUILLE, ROBERT	58, South Portland Street, Glasgow.

Total, 89 Members.

Local Distribution of Members.

July 1st, 1899.

BEDFORDSHIRE.

AMPTHILL.

Fellow :—
Tutt: Edwin Thomas.

Professional Associate :—
Pearce: Dudley Francis.

BEDFORD.

Fellows :—
Eve: Herbert Trustram.
Eve: John Richard.
Fenning: Herbert Samuel.

Professional Associates :—
Bradshaw: Arthur Stanley.
Eve: Charles Gerald.
Weston: Joseph Aurelius.

BIGGLESWADE.

Fellow :—
Fields-Clarke: George Thomas.

LEIGHTON BUZZARD.

Fellow :—
Merry: Arthur Walker.

LUTON.

Fellows :—
Cumberland: Edward Anthony.
Franklin: Benjamin Belgrove.

Professional Associate :—
Green: Arthur Edward.

SILSOE.

Fellow :—
Trethewy: Henry.

WOBURN.

Fellow :—
Pain: George Lloyd.

Professional Associates :—
Ambler: Sydney Wood.
Hall: Chas. Pell.

BERKSHIRE.

ABINGDON.

Fellows :—
Adkin: Charles Duncan.
King: John Busby.

Professional Associate :—
Baverstock: Harold Bridge.

BEEDON.

Professional Associate :—
White: Walter Ernest Coates.

BRACKNELL.

Professional Associate :—
Laumann: Montgomery Patrick John.

BUSCOT.

Professional Associate :—
Crosland: Walter.

DIDCOT.

Fellow :—
Rich: Robert.

EATON-HASTINGS.

Professional Associate :—
Cambridge: William James.

ENGLEFIELD.

Fellow :—
Todd: Richard.

HUNGERFORD.

Fellow :—
Neate: Arthur Webb.

MAIDENHEAD.

Professional Associates :—
Drew: Walter Hubert.
Tilly: Hubert Douglas.

BERKSHIRE—*continued.*

NEWBURY.
Fellows:—
Bingham: Alfred John.
Drewatt: Thomas
Neate: Arthur Webb.
Professional Associate:—
Colbourn: Henry James.

READING.
Fellows:—
Bailey: Louis Hewitt.
Cooper: Arthur Leslie.
Egginton: Denys.
Egginton: John.
Haslam: Dryland.
Haslam: Dryland, Jun.
Millar: William Galt.
Peto: James Winder
Professional Associate:—
Butler: Albert Ernest.
Goadby: Howard.

STRATHFIELD SAYE.
Fellow:—
North: George Frederic.

WALLINGFORD.
Fellow:—
Gale: Joseph John.
Associate:—
Wells: Alfred Dodd.

WANTAGE.
Fellows:—
Adkin: Charles Duncan.
Belcher: Edward John.

WINDSOR.
Fellows:—
Buckland: Frank Bowry.
Buckland: Henry Duneau.
Buckland: Sidney Crawford.

BUCKINGHAMSHIRE.

BUCKINGHAM.
Fellow:—
Harrison: James Thomas.
Professional Associate:—
Smith: James.

COLESHILL.
Professional Associate:—
Howland: Arthur Frank.

BUCKINGHAMSHIRE—*continued.*

HIGH WYCOMBE.
Fellow:—
Vernon: Arthur,
Vice-President.
Professional Associates:—
Phillips: William Dearlove.
Wood: Leslie Stuart.

LEDBURN.
Professional Associate:—
Harrison: Cyril Henry Gilmore.

LEIGHTON BUZZARD.
Fellow:—
Cumberland: Edward Anthony.

MARLOW (GREAT).
Fellow:—
Lawrence: Arthur.

NEWPORT PAGNELL.
Fellow:—
Samuel: William John.

STONY STRATFORD.
Fellow:—
Gotto: Frederick Edward.

WINSLOW.
Fellow:—
Wigley: George Davys Edward.

CAMBRIDGESHIRE.

BABRAHAM.
Professional Associate:—
Webb: Frederic Noel.

CAMBRIDGE.
Fellows:—
Grain: Arthur Tress.
Jonas: Harry Marshall.
Jonas: John Carter.
Moyes: John Helenus.
Rowe: Richard Reynolds.
Scruby: William Thomas.
Professional Associates:—
Gray: Percy William.
Gripper: Joseph Edward.
Jonas: Samuel Marshall.

CHEVELEY.
Professional Associate:—
Garrod: Herbert James.

ELY.
Fellows:—
Bidwell: Charles.
Member of Council.
Bidwell: John Evans.
Pain: James.
Professional Associate:—
Bidwell: Philip Shelford.

CAMBRIDGESHIRE—*continued.*

LINTON.

Fellow:—

Chalk: Henry Philip.

LITTLEPORT.

Fellow:—

Martin: Heber Gambling.

NEWMARKET.

Fellow:—

Bellingham: Archibald Turner.

Professional Associate:—

Marriott: Cecil Wynne.

WISBECH.

Professional Associate:—

Davis: William Henry Harold.

CHESHIRE.

BIRKENHEAD.

Fellow:—

Mills: William Edward.

CAPESTHORNE.

Fellow:—

Carswell: William.

CHESTER.

Fellows:—

Birch: Richard Elwyn.
Jones: Isaac Matthews.
Richmond: Walter Coleridge.
Whalley: Henry Shaw.

Professional Associates:—

Andrews: Arthur George.
Elphick: George Pelham.
Smith: Arthur Plumbe.

CREWE.

Fellow:—

McCracken: William.

DODDINGTON.

Fellow:—

Loring: John.

DUKINFIELD.

Fellow:—

Pearson: Alfred.

CHESHIRE—*continued.*

ECCLESTON.

Fellow:—

Parker: The Hon. Cecil Thomas.

FRODSHAM.

Fellow:—

Linaker: Charles Edward.

HAUGHTON.

Fellow:—

Owen: Richard Newsham.

HEATON CHAPEL.

Professional Associate:—

Pye: George Henry.

HOLMES CHAPEL.

Professional Associate:—

Turner: Drysdale.

KNUTSFORD.

Fellows:—

Hall: John Herbert.
Smith: John Thompson.

MIDDLEWICH.

Professional Associate:—

Sheldon: Harold.

NEW BRIGHTON.

Professional Associate:—

Johnson: Henry Labron.

NORTHWICH.

Fellow:—

Stocks: Frederick William.

STOCKPORT.

Fellows:—

Brady: Charles Alldis.
Brady: William Hollinshed.

WILMSLOW.

Fellow:—

Cartwright: Alfred Stott.

Professional Associate:—

Halkyard: William Redford.

CORNWALL.

BUDE.

Fellow:—

Thring: Douglas Theodore.

Professional Associate:—

Mackenzie: Hector John Maxwell.

CORNWALL—*continued.*

LAUNCESTON.
Fellow :—
Kittow: John.
Associate :—
Cowlard: Christopher Lethbridge.

LISKEARD.
Fellow :—
Benson: Robert Alan.
Professional Associate :—
Elliott: Arnold.

REDRUTH.
Fellow :—
Jenkin: Arthur Pearse.

CUMBERLAND.

ASPATRIA.
Professional Associate :—
Wilton: James Percy.
Associate :—
Hill: John Smith.

BRAMPTON.
Professional Associate :—
Lee: Francis Blacklock.

CARLISLE.
Fellows :—
Hayton: Joseph William.
Hayton: Pattinson.
Heskett: William James.
Richardson: George.
Professional Associates :—
Rook: Joseph Taylor.
Sale: Arthur Reed.

COCKERMOUTH.
Fellow :—
Clutton: William James.

LOWTHER.
Fellow :—
Woof: Robert Stephenson.

NETHERBY.
Fellow :—
Bowman: John James.

CUMBERLAND—*continued.*

PENRITH.
Fellows :—
Birkett: Tom.
Heskett: William James.
Hudson: James.
Little: William.

RAVENGLASS.
Fellow :—
Watt: Alexander.

WHITEHAVEN.
Fellow :—
Stanley-Dodgson: Stanley Dickinson.
Professional Associates :—
Brown: Thomas, Jun.
Sly: William.

WORKINGTON.
Fellow :—
Potts: James.

DERBYSHIRE.

ALFRETON.
Fellow :—
Eardley: John William.

ALLESTREE.
Professional Associate :—
Harrison: John Edward.

BAKEWELL.
Fellow :—
Longsdon: Ernest Morewood.

BEAUCHIEF ABBEY.
Fellow :—
Sampson: William.

BUXTON.
Fellows :—
Hubbersty: Henry Alfred.
May: Thomas Henry.

CALOW.
Fellow :—
Thorpe: Christopher.

CHESTERFIELD.
Fellows :—
Jeudwine: William Wynne.
Margereson: Charles Frederic.
Martin: Gilson.

DERBYSHIRE—*continued.*

DERBY.

Fellows:—
Brailsford: Henry.
Fuller: Thomas Alfred.
Parkin: John Robert.
Shaw: John,
Vice-President.
Shaw: John, Jun.
Whitton: John William.
Wright: James.

Professional Associate:—
McCallum: Peter Service.

Associate:—
Strutt: The Hon. Frederick.

DUCKMANTON.

Fellow:—
Byron: Augustus William.

HATHERSAGE.

Fellow:—
Bruce: Robert Knight.

QUARNDON.

Professional Associate:—
Simpson: Leslie Shepherd.

SANDIACRE.

Professional Associate:—
Child: Edmund Herbert.

SHIPLEY.

Fellow:—
Sebastian-Smith: Charles.

WINGERWORTH.

Fellow:—
Barnes: George Frederick.

DEVONSHIRE.

BARNSTAPLE.

Fellows:—
Smyth-Richards: George Cobley.
Thorne: Arnold.

Professional Associate:—
Southcombe: John Charles.

BEERALSTON.

Fellow:—
Ward: Daniel.

BIDEFORD.

Fellows:—
Cooper: John Groves.
Stapledon: Ernest Allen.

COCKINGTON.

Professional Associate:—
Greenfield: Thomas James.

DEVONSHIRE—*continued.*

DEVONPORT.

Fellow:—
Greenwood: Joseph.

Professional Associate:—
Venning: Alfred John Meybohn.

EXETER.

Fellows:—
Commin: Frederick James.
Drew: Henry,
Vice-President.
Drew: Henry Alban.
Drew: John Gould.
Dymond: Francis Williams.
Ellis: Albert Edward.
Lucas: John Archibald.
Parsons: Henry John Donne.
Ware: Charles Edwin.

Professional Associate:—
Whitton: Percy.

HEAVITREE.

Professional Associate:—
Orchard: Sidney Samuel.

INSTOW.

Fellow:—
Lock: William Henry.

MODBURY.

Fellow:—
Pearse: William.

MORETONHAMPSTEAD.

Fellow:—
Loveys: Arthur Clampitt.

NEWPORT.

Professional Associates:—
Bowden: John Friendship.
Fox: Frederick Russell.

NEWTON ABBOT.

Fellows:—
Rendell: Arthur Stephen.
Stooke: James.

Professional Associate:—
Watson: Richard.

OKEHAMPTON.

Fellow:—
Powell: Charles Reginald Evenden.

PLYMOUTH.

Fellows:—
Body: Arthur.
Body: John Bond.
Corderoy: Athelstane.
Dudley: Edgar.
Elliott: Chas.
Foster: Joseph Burgess.
Lethbridge: Walter.
Ward: Daniel.

DEVONSHIRE—*continued.*

SOUTH BRENT.
Fellow :—
White: Arthur Jeffrey

TAVISTOCK.
Fellows :—
Rundle: Edward Collins
Ward: Frank.
Professional Associate :—
Warran: William Ernest.

TEIGNMOUTH.
Fellow :—
Frost: Frederic Cornish.

TORQUAY.
Professional Associates :—
Greenfield: Thomas James.
Kieser: Willam Henry Gustav.
Rivers: Charles Edwin.

TOTNES.
Fellows :—
Bourne: Robert Elliott.
Michelmore: Alfred.

UPTON PYNE.
Fellow :—
Osmond: Edward.

WEMBWORTHY.
Fellow :—
Tanner: James Melhuish.

DORSETSHIRE.

DORCHESTER.
Fellows :—
Duke: Edward.
Duke: Henry.
Tory: John Edward.

EVERSHOT.
Fellow :—
Wells: William Howley.

MELPLASH.
Fellow :—
Sanctuary: Campbell F. S.
Professional Associate :—
Birch: Francis Julian Laurence.

PARKSTONE.
Fellow :—
Oakley: Edward Benjamin.

POOLE.
Fellow :—
Elford: John.

SHAFTESBURY.
Fellow :—
Day: George Carleton.

DORSETSHIRE—*continued.*

STALBRIDGE.
Fellow :—
Allen: George.

STURMINSTER-NEWTON.
Fellow :—
Senior: Harry Samuel.

SWANAGE.
Fellow :—
Clifton: James Edward.

WEYMOUTH.
Fellows :—
Burns: Gavin James.
Crickmay: George Rackstrow.
Crickmay: John Edward.
Young: Harry Austin Lindsay.

WIMBORNE.
Fellows :—
Paterson: Charles.
Richards: George Edward.
Professional Associate :—
Harvey: Frederick Charles.

DURHAM.

BARNARD CASTLE.
Fellow :—
Wells: Edwin.

BEAMISH.
Professional Associate :—
Clark: Nathaniel, Jun.

BLAYDON-ON-TYNE.
Fellow :—
Nicholson: Thomas Cooke.

BRANCEPETH.
Fellow :—
Peirson: Henry Thomas.

CHESTER-LE-STREET.
Fellow :—
Clark: Nathaniel.

CONSETT.
Fellow :—
Oliver: Charles Edward.

DARLINGTON.
Fellow :—
Eade: Arthur Willoughby French.

DURHAM.
Fellows :—
Rowlandson: Christopher.
Wall: George Young.

GATESHEAD-ON-TYNE.
Fellow :—
Wallace: Henry.

DURHAM—*continued.*

KEVERSTONE.
Fellow :—
Bainbridge ; Robert Stagg.

SEAHAM-HARBOUR.
Fellow :—
Brydon : Robert.
Professional Associate :—
Lake : Vivian Davey.

STOCKTON-ON-TEES.
Fellows :—
Curry : Henry John.
Rodham : John.
Professional Associate :—
Harrison : Arthur.

SOUTH SHIELDS.
Professional Associate :—
Weir : James Scott.

SUNDERLAND.
Fellows :—
Hedley : John Hunt.
Miller : John Ezra.

WINDLESTONE.
Fellow :—
Rudman : Sydney Charles.

ESSEX.

ARDLEIGH.
Fellow :—
Fenn : John.

BIRDBROOK.
Professional Associate :—
Hood : Thomas.

BRAINTREE.
Fellow :—
Vaizey : John George.

CASTLE HEDINGHAM.
Fellow :—
Balls : James Mayhew.

CHELMSFORD.
Fellows :—
Chancellor : Frederick.
Christy : Archibald Ernest.
Hilliard : George Edward.
Martin : Alfred John.
Professional Associate :—
Phillips : Francis John.
Associate :—
Gepp : Charles Bramston Osborne.

ESSEX—*continued.*

CHIGWELL.
Fellow :—
Savill : Alfred.

COGGESHALL.
Fellow :—
Surridge : Joseph Smith.

COLCHESTER.
Fellows :—
Collins : Charles Edwin.
Creswell : William Thomas.
Fenn : John.
Stanford : Charles Maurice.
Start : Joseph William.
Professional Associates :—
Brackett : William Newbegin.
Cowell : Wilfrid Lee.
Grimwade : Henry.
Wilson : John.

EPPING.
Fellow :—
Sworder : Hugh.

FELSTED.
Professional Associate :—
Blyth : George Alfred.

GRAYS.
Fellow :—
Cobham : Charles.

GREAT BADDOW.
Fellow :—
Foster : James Herbert Furmedge.

HATFIELD PEVEREL.
Fellow :—
Strutt : The Hon. Edward Gerald, *Member of Council.*

INGATESTONE.
Fellow :—
Coverdale : Frederick John.

MALDON.
Fellow :—
Parker : Charles Alfred.

ORSETT.
Fellow :—
Kemp-Smith : James Frederick.

RAYNE.
Fellow :—
Newman : Thomas Harry.

ROMFORD.
Fellow :—
Kemsley : Joseph William.

ESSEX—*continued.*

SAFFRON WALDEN.
Fellow :—
Nockolds: Martin.
Professional Associates :—
Nockolds: Alfred George.
Nockolds: Martin Charles Hubert.

SNARESBROOK.
Professional Associate :—
Cushen: Charles Osmon.

SOUTHEND-ON-SEA.
Fellow :—
Tapp: Arthur.
Professional Associate :—
Phillips: George Cawkwell.

WALTHAM-ABBEY.
Fellow :—
Chetwood: Stephen.
Professional Associate :—
Carr: Herbert Francis.

WENDEN.
Professional Associate :—
Robinson: Martin Catlin.

WOODFORD.
Fellows :—
Kemsley: Joseph William.
Lee: Philip Shirling.
Professional Associate :—
Kemsley: William Hugh.

GLOUCESTERSHIRE.

BISHOPSTON.
Professional Associate :—
Holbrow: Herbert Oliver.

BRISTOL.
Fellows :—
Addie: Peter.
Cotterell: Albert Player Isaac.
Daniel: Henry Augustus Hood.
Munro: Philip.
Scammell: Thomas.
Sturge: Robert Fowler.
Sturge: William,
Past-President.
Professional Associates :—
Cole: Francis Joseph.
Councell: Thomas James.
Holbrow: Herbert Oliver.
Saise: Alfred John.
Sturge: Theodore.

GLOUCESTERSHIRE—*continued.*

CHELTENHAM.
Fellows :—
Sadler: George William.
Villar: James.

CIRENCESTER.
Fellow :—
Anderson: Robert, Jun.
Professional Associate :—
Swanwick: Bruce.
Associate :—
Kinch: Edward.

FAIRFORD.
Professional Associate :—
Milbourne: John Seymour.

FALFIELD.
Fellow :—
Harle: John Joseph.

GLOUCESTER.
Fellows :—
Bruton: Henry William.
Knowles: Henry.

STONEHOUSE.
Professional Associate :—
Hooper: Edgar Wilfred.

TODDINGTON.
Fellow :—
Wise: Charles Dacres.

HAMPSHIRE.

ALDERSHOT.
Fellow :—
Isted: Samuel Eveland.

ALRESFORD.
Fellow :—
Eames: Edward.

ALTON.
Fellow :—
Studdy: Thomas Edward.
Professional Associate :—
Wrightson: Robert Garmondsway.
Associate :—
Downie: Alexander Francis Mackenzie.

HAMPSHIRE.—*continued.*

ANDOVER.

Fellows:—

Ellen: Frederick Charles.
Herbert: Allan.
Westbury: George Henry.

Professional Associates:—

Hooper: Alfred Frederick.
Keep: William Henry.
Marchant: Robert Charles.

BASINGSTOKE.

Fellows:—

Raynbird: Hugh Edward.
Simmons: Charles Franklin.
Simmons: William Anker.
Wallington: John Arthur Beach.

Professional Associate:—

Bigg: Lionel Thursfield.

BISHOP'S WALTHAM.

Fellows:—

Austin: Richard.
Austin: Richard, Jun.

Professional Associate:—

Parry: Richard Frederick.

BOSCOMBE.

Professional Associate:—

Dancaster: Arthur.

BOURNEMOUTH.

Fellows:—

Gordon: Charles G.
Hankinson: Thomas James.
Hawker: Harry Edwin.
Lane: Ernest Lacan.
Rebbeck: Edward Wise.
Rebbeck: Thomas Warren.
Roker: Mitchel John.
Watson: Alfred.

Professional Associates:—

Jennings: FitzLaurence Percival Dudley.
Satchell: Charles.

BROCKENHURST.

Fellow:—

Curtis: Charles Edward.

CARISBROOKE.

Fellow:—

Marvin: Albert Edward.

CHILLAND.

Fellow:—

Arnold: Francis.

CHRISTCHURCH.

Professional Associate:—

Hooper: Gerald Huntly.

CLATFORD.

Fellow:—

Lywood: Edwin.

HAMPSHIRE—*continued.*

EAST STRATTON.

Professional Associate:—

Pain: William Henry.

EAST TYTHERLEY.

Fellow:—

Robey: Robert.

FARINGDON.

Fellow:—

Warner: Henry.

FORDINGBRIDGE.

Fellow:—

Hannen: Reginald St. John.

FRESHWATER.

Professional Associate:—

St. Aubyn: Belville Molesworth.

GOSPORT.

Fellows:—

Coleman: Thomas Everit.
Robinson: Edmund Arthur.

HAMBLEDON.

Fellow:—

Arnold: Francis.

HAVANT.

Fellow:—

Stallard: Alfred Edwin.

HIGHCLERE.

Fellow:—

Rutherford: James Augustine.

NEW MILTON.

Professional Associate:—

Hankinson: Francis Henry.

NEWPORT.

Fellow:—

Way: Henry James.

PETERSFIELD.

Fellow:—

Mitchell: George Sharman.

Professional Associate:—

Goldsmith: Douglas Fleet.

PORCHESTER.

Professional Associate:—

Wyatt: Archibald.

PORTSMOUTH.

Fellows:—

Hall: Ernest.
King: Thomas.

Professional Associate:—

Jenkins: Richard James.

HAMPSHIRE—*continued.*

PORTSEA.
Fellows:—
Blake: Frederick.
Kent: George Edward.
King: Thomas.
King: Sir William David.

RINGWOOD.
Professional Associate:—
Ouvry: Peter Arnold.

RYDE.
Fellows —
Cocks: Samuel Roger.
Newman: Francis.
Riddett: William Hammond.

SOUTHAMPTON.
Fellows:—
Blizard: John Henry.
Burnett: Alfred Andrew.
Hill: William Burrough.
Jurd: William.
Lemon: James.
Perkins: Walter Frank.
Smith: Frederick John.

SOUTHSEA.
Fellows:—
Kent: George Edward.
King: Sir William David, D.L.
Vernon-Inkpen: George Charles.
Walmisley: Joseph William.

SPARSHOLT.
Professional Associate:—
Sparrow: Wm. Hugh.

TOTTON.
Professional Associate:—
Lumley: Frederick Robert.

UPTON GRAY.
Associate:—
Seth-Smith: Frederick.

VENTNOR.
Fellow:—
Saunders: Theodore Ridley.

WEST COWES.
Fellow:—
Bird: James Binfield.

WINCHESTER.
Fellows:—
Gudgeon: George Edward.
Harris: James.
Newton: Thomas Edwin.
Smith: George Alfred.
Stopher: Thomas.
Professional Associates:—
Gale: Arthur Witherby.
Sawyer: John Ashton.

WINCHFIELD.
Fellow:—
Wetherall: Harry Lancaster.

HEREFORDSHIRE.

BROMYARD.
Fellow:—
Millyard: John William.

HEREFORD.
Fellows:—
Brown: John Powles.
Godsell: George Herbert.
Haywood: Henry.
Haywood: William Matthews.
Parker: John.
Professional Associate:—
Hewitt: William.

HERTFORDSHIRE.

BARKWAY.
Professional Associate:—
Balding: Albert.

CHESHUNT.
Fellows:—
Crawter: John.
Crawter: John, Jun.
Debenham: Frank Gissing.

ELSTREE.
Fellow:—
Burnett: George John Mulcaster.

HARPENDEN.
Professional Associate:—
Young: William.

HEMEL HEMPSTEAD.
Fellow:—
Robinson: Nathaniel Wishart.
Professional Associate:—
Finch: Clement Robert.

HERTFORD.
Fellows:—
Austin: Russell Gardiner.
Norris: Walter Henry.
Waddington: John Allen.

HITCHIN.
Fellow:—
Shilcock: James.

MUCH HADHAM.
Associate:—
Gayton: Charles.

NEW BARNET.
Fellows:—
Child: Fred.
Hasluck: Lancelot Gerald.
Taylor: Edward Fergusson.

RICKMANSWORTH.
Fellow:—
Couchman: Henry Boteler.
Professional Associate:—
King: William Isaac.

ROYSTON.
Fellow:—
Thurnall: John Edward.
Professional Associate:—
Rowley: William Taylor.

HERTFORDSHIRE—*continued.*

SAWBRIDGEWORTH.
Professional Associate :—
Crawley : William Jeeves.

ST. ALBANS.
Fellows :—
Harding: Sidney Longhurst.
Lew: Robert John.
Rumball: Aubrey.
Whitaker: Ernest Victor.
Woodman: Thomas Foster.
Professional Associates :—
Butcher: Thomas Ewen.
Lewis: John.

TRING.
Fellows :—
Brown: Arthur Macdonald.
Brown: Frank John.
Foulkes: Septimus Giffard.
Professional Associate :—
Foulkes: Noel Mackintyre.

WARE.
Fellows :—
Duvall: John William.
Hunt: Thomas.

WARGRAVE.
Fellow :—
Coote: Stanley Victor.

WATFORD.
Fellows :—
Ayres: Charles Pryor.
Pridmore: Albert Edward.
Weall: John.
Professional Associates :—
Brown: William Edward.
Sedgwick: Rupert William.
Taylor: John Francis White.
Weall: John Graham.
Associate :—
Thomas: Hubert.

HUNTINGDONSHIRE.

BRAMPTON.
Fellow :—
Bird: John.

CALDECOTE.
Fellow :—
Preedy: Frederic.

HUNTINGDON.
Fellows :—
Looker: John.
Purves: Peter.
Theakston: William Pease.

ST. NEOTS.
Fellow :—
Peppercorn: John Hutchinson.
Professional Associate :—
Peppercorn: John Arthur.

KENT.

ASHFORD.
Fellows :—
Burrows: Alfred John.
Hobbs: John.
Waterman: James.
Professional Associates :—
Brown: Alexander.
Burrows: Frank Herbert.

BECKENHAM.
Fellow :—
Kerl: William James.
Professional Associate :—
Ovenden: Charles.

BEXLEY.
Fellow :—
Lucas: William Edward.

BOUGHTON-MONCHELSEA.
Fellow :—
Smith: George.

BROMLEY.
Fellows :—
Latter: Hugh Robinson.
Lepper: John Harrage.
Payne: Frederick.
Rudkin: Arthur John.

CANTERBURY.
Fellows :—
Amos: Frank.
Ashenden: Leonard Thomas.
Harvey: John James Sayer.
Jennings: William Joseph.
Wacher: Thomas.
Professional Associate :—
Blunt: Herbert Arthur Scawen.

CHARTHAM.
Fellow :—
Finn: Arthur George.

CHATHAM.
Fellow :—
Hammond: Robert William.
Professional Associate :—
Stanton: Frederick Wm Schultheiss.

COWDEN.
Professional Associate :—
Darbishire: Harry Vernon.

DARTFORD.
Fellows :—
Dann: Henry.
Prall: Herbert Alexander.
Prall: Herbert Edward.

KENT—*continued.*

DEAL.
Fellow :—
Honeyball: Fred Thomas.

DOVER.
Fellows :—
Fry: George Frederick.
Hayward: Frederick George.
Hayward: Henry.
Walmisley: Arthur Thomas.

ELTHAM.
Professional Associate :—
Harrison: Geo. John Robertson.

ERITH.
Professional Associate :—
Stoneham: Edward Russell.

FAVERSHAM.
Fellows :—
Finn: George William.
Neame: Frederick, Jun.

FOLKESTONE.
Fellows :—
Barton: Harry Howe
Grover: Philip Gordon.
Temple: Frederick Wilson.
Professional Associates :—
Kingsford: Percy Hamilton.
Meacher: Edward Ernest.
Thompson: Frederick Hubert.

GRAVESEND.
Fellows :—
Cobham: Charles.
Cobham: George William.

GROOMBRIDGE.
Fellow :—
Parris: Charles John.

HERNE BAY.
Professional Associate :—
Adams: Gerald James Frederick.

HIGHAM.
Fellow :—
Cobb: Herbert Mansfield.

HYTHE.
Professional Associate :—
Wilks: Ernest Stringer.

IGHTHAM.
Associate :—
Luard: Major-Gen. Chas. Edw., R.E.

LINTON.
Professional Associate :—
Champion: George Ernest.

KENT—*continued.*

LODDINGTON.
Professional Associate :—
Smith: Frederic.

LYDD.
Fellows :—
Finn: Adolphus.
Reeve: Kingsnorth.

MAIDSTONE.
Fellows :—
Day: William, Jun.
Rawlins: William.
Seymour: Richard Arthur Hamilton.
Tootell: Charles.
Tootell: Joseph.
Waring: Herbert Fuller.
Waterman: Albert James.
Professional Associates :—
Cox: Walter Theodore.
Green: Thomas John.
Peppercorn: Henry McArthur.

MILTON.
Professional Associate :—
Farnham: William Augustus.

MINSTER.
Fellow :—
Boulting: Frederick Edward.

MURSTON.
Professional Associate :—
Jarrett: Thomas William.

PADDOCK WOOD.
Fellow :—
Tompsett: William Robert.

RAMSGATE.
Fellows :—
Hinds: Henry.
Page: Stanley Hatch.
Vinten: Harold Bertram.

ROCHESTER.
Fellows :—
Cooke: Henry.
Homan: Franklin George.
Homan: Hubert Franklin.
Kidwell: John.
Prall: Herbert Alexander.
Prall: Herbert Edward.

ST. MARY CRAY.
Fellow :—
Strouts: Lewis Herbert.

SELLING.
Fellow :—
Finn: Fred, Jun.

KENT—*continued.*

SEVENOAKS.
Fellows :—
Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
Mann: Jabez.
Professional Associate :—
Cronk: Charles Tylee.

SHEERNESS-ON-SEA.
Fellow :—
Child: Henry John.

SHORNCLIFFE.
Fellow :—
Billingham: John Alfred Lawrance.

SIDCUP.
Fellow :—
Snelling: Henry.
Professional Associate :—
Cregeen: Hugh Stowell, Jun.

SITTINGBOURNE.
Fellows :—
Jackson: William Tress.
Webb: George.
Professional Associates :—
Cowper: Richard William.
Elgar: Walter Robinson.

SNODLAND.
Fellow :—
Wood: William.

SWANLEY.
Fellow :—
Hooper: Cecil Henry.

TEMPLE EWELL.
Fellow :—
Phillips: Frederick Hamilton.

TENTERDEN.
Fellow :—
Waterman: James.

THONG.
Fellow :—
Scriven: Charles Herbert.

TUNBRIDGE.
Fellow :—
Tompsett: William Robert.
Professional Associate :—
Sturgess: John Moore.

TUNBRIDGE WELLS.
Fellows :—
Brackett: Arthur William.
Brackett: Frederick Henry.
Brackett: William.
Freeman: Sydney.
Langridge: George,
Member of Council.
Roper: William.
Professional Associate :—
Weekes: Cyril Swaffer.

KENT—*continued.*

TUNSTALL.
Professional Associate :—
Cowper: William Shapland.

WINGHAM.
Fellow :—
Elgar: J. Edward.

WYE.
Fellow :—
Smith: Frank Braybrooke.
Professional Associates :
Turner: Benjamin Franklin.
Young: Thomas John.

LANCASHIRE.

ACCRINGTON.
Professional Associate :—
Foster: Henry Elm.

ASHTON-UNDER-LYNE.
Professional Associate :—
Hodgkinson: James Henry.

BARROW-IN-FURNESS.
Professional Associate :—
Veit: Leonard James.

BLACKBURN.
Fellows :—
Bertwistle: James.
Gradwell: Arthur Richard.
Holt: George Henry.
Robinson: George Edward.

BOLTON.
Fellow :—
Thompson: Francis William.

BOLTON-LE-MOORS.
Professional Associate :—
Collyer: Daniel William.

BURNLEY.
Professional Associate :—
Wilson: James Calvert.

BURY.
Fellows :—
Cartwright: Joshua.
Hopkinson: Alfred.
Nuttall: Herbert.
Nuttall: Thomas.

CARNFORTH.
Professional Associate :—
Jackson: Robert Ewan.

CLAYTON-LE-MOORS.
Fellow :—
Fletcher: Thomas.

CLITHEROE.
Fellow :—
Parmeter: Frank.

DARWEN.
Professional Associate :—
Haywood: Samuel Spence.

LANCASHIRE—*continued.*

DIDSBURY.

Fellow:—

Meade: Thomas de Courcy.

Professional Associate:—

Pye: George Henry.

LANCASTER.

Fellow:—

Roper: John Simpson.

Professional Associate:—

Menmuir: Robert William.

LEIGH.

Fellow:—

Fairclough: William.

Professional Associate:—

Selby: John Basely.

LEVENSHULME.

Professional Associate:—

Nesbitt: John Oscar.

LIVERPOOL.

Fellows:—

Beckwith: Henry Langton.
Hartley: Henry.
Kirby: Edmund.
Lancaster: Charles Holland.
Pain: Coard Squarey.
Thomas: Glegge.
Wainwright: Thomas Taylor, *Member of Council.*
Wrennall: William.
Young: Edward Herbert.
Young: Oswald William.

Associate:—

King: William.

LYTHAM.

Fellows:—

Fair: James Stretton.
Fair: Thomas.
Rea: John Marcus Beaumont.

MANCHESTER.

Fellows:—

Bancroft: Frederick Herbert.
Bancroft: Henry.
Banks: Thomas.
Batey: Henry Simpson.
Bowden: John.
Bradshaw: Harry Greaves.
Brady: Ralph Hollinshed.
Bridgford: Ernest James.
Bridgford: Col. Robert, C.B.
Corbett: Christopher.
Cross: John.
Cross: William Haslam.
Dorning: Arthur Harry.

LANCASHIRE—*continued.*

Fellows:—

Eagle: William.
Earle: Thomas Algernon.
Earnshaw: Jacob.
Eastham: James Cook.
Fairclough: William.
Fowler: Alfred Mountain.
Fowler: Henry.
Hall: John Herbert.
Holden: John.
Hurrell: John Weymouth.
Jackson: Charles.
Larmuth: George Horatio.
Maxwell: Francis William.
Meller: William Galloway.
Pierson: Charles.
Shelmerdine: Henry.
Taylor: Thomas Walters.
Wallis: John David.
Watts: Samuel Lingard.
Watts: William John.
Wilson: Lawrence Richard.
Wilson: Thomas Silk.
Wilson: William Henry.

Professional Associates:—

Blundell: Harry.
Bridgford: Leo Appleton.
Morrison: Daniel.
Wilson: William Edward.

PATRICROFT.

Fellow:—

Ellis: Francis, Jun.

PENWORTHAM.

Fellow:—

Park: Philip Samuel.

PRESTON.

Fellows:—

Birch: Walter de Hoghton.
Fair: Jacob Wilson, *Member of Council.*
Fair: James Stretton.
Fletcher: Thomas.
Gregson: George Ernest.
Johnston: Walter Henry.
Myres: John James.
Nevett: Francis Walter.
Nevett: Thomas.
Park: William Philip.
Radford: William Harold.
Rea: John Marcus Beaumont.

Professional Associate:—

Dixon: Francis Edward.

ROCHDALE.

Fellow:—

Brocklebank: John

SOUTHPORT.

Fellows:—

Barrow: Thomas Robert.
Wolfenden: Thomas.

LANCASHIRE—*continued.*

ST. HELEN'S.
Fellows :—
Campbell: Henry Hunter.
Hanson: Amos.
Professional Associates :—
Davidson: Richard Bruce.
Ward: Martin Hammond.

STRETFORD.
Professional Associate :—
Bowden: Ernest Newton.

TODMORDEN.
Fellows :—
Brocklebank: John.
Suthers: James.

WARRINGTON.
Fellows :—
MacIver: Colin.
White: John.
Professional Associate :—
Secker: John Eustace.

WAVERTREE.
Professional Associate :—
Appleby: Frank Sefton.

WIGAN.
Fellow :—
Fair: Jacob Wilson.
Professional Associate :—
Fair: Arthur Edward.

LEICESTERSHIRE.

ASHBY-DE-LA-ZOUCH.
Fellows :—
German: George.
German: George, Jun.
German: Harry.
German: John.
Professional Associate :—
Joyce: Harry Ward.

BLACKFORDBY.
Fellow :—
Joyce: John Hall.

HINCKLEY.
Fellow :—
Marson: Thomas.

LEICESTER.
Fellows :—
Clare: Edward Lovell.
Clough-Taylor: Horace George.
Draper: Arthur Thomas.

LEICESTERSHIRE—*continued.*

Fellows :—
Everard: John Breedon.
Goddard: Joseph.
Goodacre: John.
Goodacre: Robert Johnson.
Haigh: Thomas Frederick.
Hincks: Henry Thorp.
Marson: Thomas.
Pearson: Howard.
Rolleston: Sir John Fowke Lancelot,
Vice-President.
Rolleston: Wm. Gustavus Stanhope.
Sebastian-Smith: Charles.
Wade: George Tempest.
Professional Associates:—
Beasley: John Arthur Llewellyn.
Davis: Neville Brookes.
Keay: William.
Pochin: Thomas Clement.
Snow: Henry Cyprian.

LOUGHBOROUGH.
Fellows :—
German: Harry.
Hodson: George.
Woolley: William Edward.
Professional Associate :—
Holbecke: Æmilian Henry.

LAUGHTON.
Fellow :—
Perkins: Joseph.

MARKET HARBOROUGH.
Fellows :—
Coales: Herbert George.
Fisher: Charles Browning.
Fisher: Edward Knapp.
Holloway: Harry Hownam.

MOUNTSORREL.
Fellow :—
Martin: Robert Frewen.

NAILSTONE.
Fellow :—
Thorpe: John.

STOUGHTON
Burroughes: Charles Fitzpatrick.

WOODHOUSE.
Fellows :—
Humphreys: Henry.
Humphreys: John Henry.

LINCOLNSHIRE.

ALFORD.
Fellow :—
Higgins: Frederic.

LINCOLNSHIRE—*continued.*

BOSTON.

Fellow:—

Hawley: Sir Henry Michael, Bt.

BRATTLEBY.

Professional Associate:—

Wright: Philip Chetwood.

CAYTHORPE.

Fellow:—

Crofts: Ewan Nevile

GRANTHAM.

Fellow:—

Manner: Henry Alfred.

Associate:—

Scott: The Hon. Henry Robert.

HOLBEACH.

Fellow:—

Abbott: William.

HORKSTOW.

Fellow:—

Turton: Edward James.

LINCOLN.

Fellows:—

Legard: Digby Charles.
Woolley: Reginald.

LOUTH.

Fellow:—

Mason: Charles.

SPALDING.

Fellow:—

Kingston: Samuel.

STAMFORD.

Fellows:—

Corby: Joseph Boothroyd.
Edmonds: John.
Richardson: Charles.
Richardson: James.

WAINFLEET.

Fellows:—

Tindall: Charles William.
Walker: George Booth.

LONDON AND NEIGHBOURHOOD.

Fellows:—

Abbott: William.
Abrams: Benjamin Percy.
Adams: Henry.
Adkin: Benaiah Whitley.
Allen: Percy.
Allport: William.
Andrews: John.
Anscombe: Ernest.
Arding: Charles Bennett.
Ault: Edwin.

Badcock: Philip.
Barfield: Frederic Henry.
Barker: Horace Richard.
Barnes-Williams: Thomas.
Barratt: Frederick William.
Barry: Charles.
Barry: Dennett Heber.
Bate: Thomas.
Batstone: Rowland Robert.
Battam: Frederick Thomas.
Batterbury: Thomas.
Batting: Walter.
Baxter: George.
Beadel: Maurice Frederick.
Beale: Robert John.
Bedells: Charles Herbert.
Beeston: Frederick.
Beken: George.
Beken: Walter.
Bell: Herbert Owen.
Beven: Septimus.
Bickerton: George Arthur.
Bingham: Alfred John.
Bingham: Frederick Henry.
Bingham: Reuben.
Bird: James Binfield.
Bird: Walter.
Blackbourn: Henry.
Blackford: Arthur.
Blake: Edwin Holmes.
Blake: William John, Jun.
Blakemore: William Agutter.
Blashill: Thomas.

Member of Council.

Blyton: George.
Bolam: Charles Godfrey.
Bolden: John Leonard.
Bond: Douglas Vale.
Booker: Algernon Erskine.
Booth: Gilbert William.
Bowdich: Henry.
Bowdich: John.
Boxshall: Henry Edwin.
Boyd: John Jermyn.
Boyes: Henry Cowell.
Breach: Benjamin P'Anson.
Breeds: Arthur Owen.
Brereton: Franc Sadleir.
Brereton: Thos. Bloomfield Sadleir.
Brewer: Frank John.
Briant: Robert.
Bridgewater: Bentley James.
Brinsley: Herbert George William.
Brooks: Charles William.
Brooks: John McMullen.
Brooks: Phillip Fuller.
Brown: Alexander Burnett.
Brown: George James.
Brown: George Turville.
Browne: Flint.
Buckland: Alfred Virgoe.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Buckland: Henry Duneau.
Bull: Alfred Edwin.
Bull: Walter.
Burchell: Sidney Herbert.
Burmester: John William Stanley.
Burnett: David.
Burroughes: Thomas Henry.
Bushell: Henry.
Buzzard: Alfred Lindsey.
Byron: Augustus Wm.

Cable: James M.
Cæsar: Charles Edward.
Carew: John Theodore.
Carritt: Ernest.
Carpenter: Evan George.
Carpmael: Harold.
Castell: Charles Smith.
Castle: Henry James.
Castle: Sydney Charles Courtenay.
Castle: William Henry Baldwin.
Cates: Arthur.
Chancellor: Frederick.
Chambers: Theodore Gervase.
Chapman: Henry James.
Charles: Richard Stafford.
Chattell: David James.
Chatterton: George.
Chesterton: Edward.
Chesterton: Sidney Rawlins.
Cheston: Chester.
Cheston: Horace.
Chew: Henry Victor.
Child: Fred.
Chinnock: Frederick George.
Christy: Archibald Ernest.
Clark: Samuel.
Clarke: George Ernest.
Clarke: Howard Chatfeild.
Clarke: Percy Henry.
Clarke: Stanley Chatfeild.
Clarkson: John.
Clarkson: William.
Clifton: William Edward
Clutton: John Henry.
Clutton: Ralph.
Clutton: Robert George.
Cobb: Herbert Mansfield.
Collier: Richard James.
Collier: Walter Henry.
Collingham: John Cyril Lees.
Collins: Henry Hyman.
Collins: Marcus E.
Colyer: Frederick.
Conder: Alfred.
Cooper: Alfred William.
Cooper: George Warren.
Cooper: John Robert.
Cope: Henry James.
Corderoy: Athelstane.
Corderoy: George.
Coulson: William Lindsay.
Coverdale: Henry.
Cranfield: William Bathgate.
Crawter: John, Jun.
Crickmay: George Rackstrow.
Crier: John Thomas.
Crockett: Edwin Arthur Brassey.
Cronk: Edwyn Evans.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Cronk: Frank.
Cross: Arnold Charles Martin.
Cruwys: Robert.
Currey: Henry.
Currey: Percivall.
Curtis: Charles Edward.
Curtis: Robert Leabon.
Curtis: Samuel Perkins.
Cuxson: George Austin Pryce.

Dallas: Edwin Stuart.
Darch: John.
Dash: Roland Ashford.
Davies: David Thomas.
Davies: George Humphreys.
Davis: Charles James.
Davis: James.
Daw: William Herbert.
Dawson: Percy John.
Deacon: Thomas Mark.
Dearle: William Henry.
Debenham: Frank Bridgewater.
Debenham: Frank Gissing.
Debenham: Frederic Kersey.
Debenham: Horace Bentley.
Dendy: William Cooper.
Dinwiddy: Donald.
Dinwiddy: Thomas.
Doll: Charles Fitzroy.
Dollar: Peter.
Done: John James.
Dowden: Henry Joseph.
Downing: Frederick.
Downing: Henry Philip Burke.
Dowsett: Charles Finch.
Driver: Charles William.
Driver: Robert Manning.
Drury: Edward Dru.
Duncan: James Morison.
Dunn: William Henry.
Dyball: Harvey.
Dyer: William John.

Eales: Frederick Ernest.
Eagland: William Francis.
Eason: Edward William.
Egerton: Hubert Decimus.
Eiloart: Frederick Edward.
Eldridge: Herbert.
Elgood: Frank Minshull.
Ellis: Frederick.
Ellis: Henry.
Ellis: Herbert Moates.
Ellis: Ralph Staples.
Ellis: Richard Adam.
Ellis: Sir John Whittaker, Bart.
Elwell: William Henry.
Emery: Arthur James.
Emmanuel: Barrow.
Evans: George.
Eve: William.
Eves: Francis George Bertram.
Eves: William Lionel.

Farmer: Edmund.
Farnan: Henry Richard.
Farrar: Sidney Howard.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Farthing: Walter Thomas.
Field: James Frederick.
Fitt: Harry Charles.
Fleetwood: George.
Fletcher: Herbert Phillips.
Flint: William Hurst.
Ford: Lawton Robert.
Ford: Solomon.
Foster: Charles Rolls.
Foster: Frank.
Foster: Henry Edwin.
Fowler: Alfred Mountain.
Fowler: Sydney.
Fox: Edwin.
Frampton: Alfred.
Francis: George Futvoye.
Francis: Leon Albert.
Franklin: Arthur Thomas.
Franklin: Thomas Frederick.
Freeman: Sydney.
Fry: Joseph Harry.
Fuller: Ernest.
Fuller: Harry.
Fuller: Herbert Henry.
Furber: Herbert.
Furber: Percy Norman.
Furber: William.

Gairdner: Edward James.
Gale: Arthur John.
Gale: Ernest Sewell.
Galsworthy: Frederick Thomas, *Member of Council.*
Gamble: Sidney Gompertz.
Gandy: James.
Gardiner: Edward James.
Garner: John Stanley.
Garrood: Thomas William M.
Gate: Alfred Joseph.
Gibbon: William Jacomb.
Giddy: Osman Horton.
Gilbert: William Henry Sainsbury.
Girdwood: James.
Glasier: George Henry Brougham.
Gleed: Richard Cummings.
Glover: Henry Alexander.
Goddard: Alexander.
Goddard: Joseph.
Goldsmith: William.
Goodchild, Josiah.
Goodwyn: Leonard William.
Gore: Spencer W.
Gouldiug: Arthur.
Goulding: William Purdham.
Gouldsmith: George Waller.
Gover: Arthur Sutton.
Gover: John Richard.
Graves: Walter.
Green: Alexander Ernest.
Green: Edmund Horace.
Green: Frederick Algernon.
Green: James.
Green: Samuel.
Gregory: Alfred.
Grellier: Harley Mair.
Griffin: Alfred
Griffin: Harold.
Griggs: Robert.
Grose: Vincent John.
Grover: Arthur.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Gruning: Edward Augustus.
Gwyther: William Warlow.

Haddock: Roland.
Hale: Raymond Henry.
Hall: Walter.
Hallett: William Brown.
Hamilton: John.
Hampton: Geo. Frederick Wm.
Hancock: William St. John Hu.
Hansell: Reginald Goddard.
Hardcastle: Fredk. Henry Appleton.
Harding: Edward Ernest.
Harland: Marchant James.
Harrington: George Frederick.
Harrison: Richard Creese.
Harston: Arthur.
Hart: William Frederick.
Haskins: William Albion.
Head: John George.
Heath: Henry.
Hedley: Robert Wilkin.
Heelis: William.
Henderson: Henry Arthur.
Herring: William Arthur Warwick.
Heward: Ernest James.
Hickson: Stephen Westby.
Higgins: George.
Hilton: John.
Hine: George Ernest.
Hine: George Thomas.
Hobson: Frederick William.
Hodson: George.
Hodson: William.
Holland: Thomas James, Jun.
Hollingsworth: Arthur Augustus.
Holman: George Edward.
Holmes: Montagu.
Hood: Hon. Victor Albert Nelson.
Hood: Walter Richard.
Hope: William Elliott.
Hopkins: Alfred James.
Horne: Edmund.
Horne: William Edgar.
Horsey: Frederick John Terry.
Houghton: Frederick.
Houghton: John Pounds.
Houghton: William.
Hovenden: Henry Edward.
Hudson: Arthur Byrne.
Hudson: Edward William.
Hugman: Charles Eady.
Humphreys: Charles.
Hunt: Frederick Cope.
Hunt: Frederick William H.
Hunt: Henry Arthur.
Hunt: Josiah.
Hunter: Cecil.

I'Anson: Edward Blakeway.
Ingram: Henry Law.
Inman: Marshall Nisbet.
Inman: William Nutter.

Jarmain: William.
Jarman: Frank Wilmot.
Jeffree: Sydney.
Jenkinson: John.
Jenkinson: William Eric Leigh.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Jenkinson: William Wilberforce.
Jerome: Thomas Stroud.
Johnson: Bernard Marr.
Johnson: Henry.
Jonas: Henry.
Jones: Charles.
Jones: Charles Frederick.
Jones: Ernest Joel.
Jones: Frederick Herbert.
Jones: Henry Arthur.
Jones: Thomas.
Joseph: Delissa.

Kedgley: Charles.
Keirle: Robert.
Kennedy: James.
Kerl: William James.
Kersey: Alexander Henry.
King: Alfred.

Lacey: John Turk.
Lake: Cuthbert Joseph.
Lambert: Godfrey Charles.
Lang: Charles Augustus.
Lang: Charles Frederick Dashwood.
Lawrance: Walter.
Lawrence: William Robert.
Leaning: Henry John.
Leaning: John.
Leaning: William Arthur.
Lee: Charles William.
Lee: Frederick.
Lee: John Wilfrid.
Lee: Philip Shirling.
Lee: Sydney Williams.
Le Rossignol: Francis.
Letts: Thomas Hollins.
Lightfoot: Francis Lowry.
Littlewood: Lionel.
Lloyd: George Hamilton.
Lofts: Henry.
Lofts: Henry Fairlam.
Lovegrove: Henry.
Low: Robert John.
Lowe: Charles Harlowe.

McCarthy: Henry Robert.
McDermott: N. Bernard.
McKie: Hugh Unsworth.
Maddox: Harry Edward.
Mallett: William Robert.
Mann: Charles John.
Mann: James Bagshaw.
Mann: Robert Bagshaw.
Marks: Hyman.
Marr: James.
Marriott: George Wharton.
Martin: George Dennis.
Martin: Howard,
Member of Council.
Martin: Samuel.
Martin: Thomas.
Masterman: George Hughes.
Mathews: Joseph Douglas.
Mellenfield: James Henry.
Mellor: Thomas Henry.
Mercer: Charles Edward.
Messenger: Henry.
Middleton: Reginald Empson.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Migotti: Alphonzo.
Millar: Charles William.
Millard: Edward.
Mixer: Edward.
Monckton: Henry Percival.
Monier-Williams: Stanley Faithful.
Montagu: Henry Havelock.
Moody: Thomas.
Moore: Alfred.
Moore: Harold Edward.
Morris: George Field.
Morris: Harold George.
Morris: Richard Percival.
Moss: Thomas Walter.
Moxon: Herbert William.
Mould: Graham Harley.
Muller: John Joseph.
Mundy: Thomas Edward.
Murray: William.

Neale: George James.
New: Edward Vorley.
Newman: Arthur Harrison.
Newman: Charles Henry.
Newman: Samuel Frank.
Newmarch: Henry Charles.
Newson: Harry Carss.
Newton: Edwin Bennett Brierley.
Nicholson: William Abernethy.
Norman: James Maurice.
Norman: William Horace.
North: George.
Northcroft: Henry.
Norton: Thomas Herbert.
Notley: Richard Albert.
Notley: Robert Pledge.

Oakley: Christopher Percival.
Oakley: John Hubert.
Ogden: Michael Guy.
Orgill: John Berwick.

Page: Robert.
Pain: William.
Paine: Edward Jabez.
Parker: Charles Alfred.
Parker: Stanley.
Parnacott: Alfred.
Parr: Samuel.
Parr: Samuel George.
Parry: Richard.
Partridge: Edward John.
Patch: Shirley Hutchins.
Paull: Alan.
Payne: Alexander.
Pearce: Fred W.
Pearson: Harry John.
Peck: William Roland.
Penfold: John Wornham,
Honorary Secretary.
Perriam: Alfred Joseph.
Pether: Harry.
Pilditch: Philip Edward.
Pinks: Edwin Charles.
Poston: Henry.
Potter: Herbert George.
Powell: Frederick Atkinson.
Preston: Samuel David.
Price: Richard Arnold.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Pridmore: Albert Edward.
Pridmore: Arthur Stirling.
Pritchard: Herbert Alfred.
Protheroe: William Henry.
Purchase: Edward Keynes.
Purves: Peter.
Purvis: Charles James.

Rawlins: Henry Adair.
Read: George Huntly.
Rees: William Andrew.
Reid: Arthur Fletcher.
Rex: Francis Herbert.
Richards: Alfred.
Richards: Henry.
Richards: William.
Richardson: Oliver Archer.
Rickman: Thomas Miller,
President.
Riddle: Frederick Henry Brimble.
Roberts: Charles Quincey.
Roberts: Henry Croydon.
Roberts: Richard.
Robins: Edward Cookworthy.
Robins: Philip Seymour.
Robinson: Charles Edward.
Robinson: Henry.
Robinson: Henry Herbert.
Robinson: Theodore Richard.
Robson: Edward Robert.
Rogers: Horace Mordaunt.
Rogers: William Bennett.
Roods: Alfred.
Rooke: Alfred Bradley.
Ruault: John Gustave Peter.
Rüntz: Ernest Augustus.
Russell: Murray Lawrence.
Rushworth: Edmund Walter.
Rutley: Charles.
Rutley: Frank.
Ryan: William Patrick.
Ryde: Arthur Lyon.
Ryde: Charles Bertram.

Sadler: George William, Jun.
St. Quintin: Perry.
St. Quintin: Richard Samuel.
Sanday: George Henry.
Saunders: Charles Herbert.
Saunders: Edward.
Saunders: Martin Luther.
Saunders: Rutland.
Savill: Alfred,
Member of Council
Savill: Alfred, Jun.
Savill: Edwin.
Selby: Charles Frederic.
Seth-Smith: William H.
Sexton: George Alexander.
Shackle: Edward Neild.
Sherrin: John Lester.
Sherwin: Joseph Henry.
Shilcock: James.
Shone: Isaac.
Shoppee: Charles Herbert.
Simms: Walter.
Single: Arthur.
Skipper: Henry Herbert.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows:—

Skitt: Arthur.
Skrimshire: Samuel.
Slade: James Benjamin.
Slater: Chas. Frederick.
Smallpeice: George Baker.
Smith: Edward.
Smith: Frank Adams.
Smith: Frederick Robert.
Smith: Henry Herbert.
Smith: John Moore.
Smith: Percy Pyne Caldecott.
Smith: Sidney Robert James.
Snelling: Henry.
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Squire: Richard.
Standen: Arthur C.
Stanger: Samuel Arthur.
Stanham: George Gordon.
Stedman: Charles Mason.
Stenning: Alexander Rose,
Member of Council.
Stephenson: Charles William.
Stevens: Charles Vivian.
Stevens: John William.
Stevens: William Charles.
Stevenson: Edmund Herbert.
Steward: Herbert Thomas,
Member of Council.
Stock: Henry.
Stoner: Alfred.
Street: William Charles.
Strudwick: Hayward James.
Strudwick: William Henry.
Strutt: Hon. Edward Gerald.
Swain: Ernest.
Swain: Frank.

Tabberer: Benjamin.
Tanner: Henry.
Tapp: Arthur.
Tasker: Henry Hugh.
Taylor: Arthur William.
Taylor: Edward Fergusson.
Taylor: John Herbert.
Taylor: Richard Frederick.
Tee: Samuel Clifford.
Tewson: Edward.
Tewson: Edward Arthur.
Theobald: Henry.
Theobald: Henry Wells Dewhurst.
Theobald: John Medows.
Thomas: John Henry.
Thompson: Arthur Edward.
Thompson: George William.
Thurgood: William Henry.
Thynne: Edward Lewis.
Thynne: Guy Harry.
Tiuman: Edward.
Tootell: Richard William.
Trafford: Frederick Charles.
Treadwell: Henry John.
Trist: John William.
Trollope: Charles Brown.
Trollope: Henry Charles.
Trumper: John Alfred.
Trumper: Richard.

LONDON AND NEIGHBOURHOOD—*continued.*

Fellows :—

Tubbs: Walter Burnell.
Tuckett: Percival Fox.
Turner: Alexander Henry.
Turner: Thomas Neve.
Tutt: Edwin Thomas.
Tyler: James William.

Vaizey: John George.
Vernon: Arthur,
Vice-President.
Vigers: Astley.
Vigers: Leslie Robert,
Member of Council.
Vigers: Martin.
Vigers: Robert.
Past-President.

Wadling: Henry John.
Wadmore: Beauchamp.
Wagstaffe: Thomas Rogers.
Walcott: Lyons Roden Sympson.
Walker: Samuel.
Wallace: George.
Walmisley: Arthur Thomas.
Ward: George.
Warner: Alfred Ernest.
Warner: William Henry.
Waters: William Richard.
Watney: Daniel,
Past-President.
Watney: Dendy.
Watney: Walter Daniel.
Watts: Charles.
Weatherall: Henry.
Weaver: William.
Webb: William.
Webster: Hugh Calthrop.
Wells: William Henry.
West: Charles Henry Edward.
Wharton: Thomas George.
Wheeler: John Henry West.
White: William Henry.
Whiteley: Charles Percy.
Whittaker: John Dronsfield.
Wilkinson: George Ayscough.
Wilkinson: George Herbert.
Williams: Henry Cuthbert.
Williams: Leonard James.
Williams: William Herbert.
Willis: Edward.
Wilson: Sir Jacob.
Withall: Latham Augustus.
Wonnacott: Ernest Wm. Malpas.
Wood: Charles Bruce.
Wood: Henry.
Wood: John Daniel.
Woodbridge: Stephen, Jun.
Woods: Arthur George.
Woods: Thomas.
Woodward: William.
Wreathall: Robert T.
Wright: George Thomas Green.
Wightson: Arthur Frederick.
Wyles: John Walter.

York: Henry.
Young: Andrews.
Young: Douglas.
Young: Morgan Henry.
Young: Thomas.

LONDON AND NEIGHBOURHOOD.—*continued.*

Professional Associates :—

Adams: Herbert.
Addiscott: Henry Hugh.
Allsebrook: Arthur.
Allpress: Horace Edward.
Anderson: Thomas John.
Andrews: Herbert George.
Angel: Francis Houghton.
Arno: Samuel.
Assiter: Harry G.
Attlee: Edward Guy.

Baddeley: Bernard Beresford.
Baker: Geoffrey Clinton.
Balding: Albert.
Ball: James Benjamin.
Banks: Frederick Stuart A.
Barns: Stephen Allen.
Bedwell: Ernest Charles.
Beken: George, Jun.
Bentley: Harold Edwin.
Berry: Charles Windsor.
Betenson: Frederic Roger.
Bettridge: John Charles Lebon.
Bickford: Joseph Grant.
Bird: John Bowyer.
Blackshaw: Charles.
Blount: Edward.
Blunt: Montague Cecil.
Boden: Maurice.
Bowden: Harry.
Bousfield: Edwin Vaughan Davenport.
Brevetor: Thomas.
Briggs: John.
Brighton: George Lawrence.
Brown: Arthur Allen.
Brown: Frederick.
Brown: Wm. Lobin Trant.
Buckland: William Thomas.
Bulbeck: George.
Burgess: Henry Herbert Philip.
Burton: Reginald Robert.
Buss: Fleetwood George William.

Cardall: Frederic William.
Carr: Thomas Edmund.
Carter: Alfred Presley.
Cassin: Charles Langa.
Cathcart: Archibald Hamilton, The Hon.
Chadwick: Spencer.
Chalcraft: Henry Terrell.
Chapman: Vaughan Godfrey St. John.
Chart: Christopher.
Chattell: Francis Loriot.
Chesterton: Frank Sidney.
Clarkson: William.
Clayden: Walter.
Cobbe: Henry Alexander.
Collier: Arthur Charles.
Collins: Horace.
Constable: John.
Cooke: Lionel.
Cope: William George.
Corfield: Thomas.
Cowin: Norris Tynwald.
Cresswell: John Theodore Ross.
Crouch: James Leonard.
Crowther: Keston Nelson.
Cudlipp: William.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Culverhouse: Cecil Goldar Fearn.
Cumberbatch: Carlton Parry.

Dadd: Charles John Thomas.
Daffarn: Thomas Alfred.
Dafforn: George Bertie.
Dangerfield: Thomas Samuel.
Dawson: Henry Aufrere.
Dawson: Walter Henry.
Delamare: Frank.
Douglas: Bernard Moxon.
Draper: Edwin Maxwell.
Drew: Allen.
Dunning: Bernard Simon.

Easton: Walter John.
Ellis: Alfred Cave.
Evans: Ernest Sydney.
Evans: Percival Baker.
Everett: Arthur Sherman.
Everington: John.

Fagg: Edwin William.
Farmer: Hugh Cecil.
Few: Harry Garrard.
Field: Charles Roland.
Fisher: Robert.
Fitness: John Francis.
Fleetwood: Geo. Spalding.
Fletcher: George Rivers.
Foster: Edward Chas.
Funnell: Horace Frederick.
Furber: Henry Aubrey.

Galsworthy: Vincent Somers.
Garrard: Arthur Norman,
Professional Associate of Council.
Garrett: Arthur Berry.
Gilbert: John Salisbury.
Goadby: Joseph Stubbins.
Gore: William Joll.
Grant: Joseph.
Gray: Horace Norman.
Green: James Henry Townsend.
Greenop: Edward.
Greenwood: Ernest.

Hamilton: John Paynter.
Hankey: Gilbert Lionel.
Harding: Frederick Allcroft.
Harper: Edgar Josiah.
Hassett: Reginald Charles.
Hawkins: John Frederick.
Head: William Alfred.
Heal: Harold.
Healing: Oswald Judd.
Heath: Henry Cubitt.
Hebden: George Radcliffe.
Heckford: Harley.
Hedger: Arthur Constantine.
Hellicar: George Thomas.
Henry: Edward Hugh.
Hicks: Stanley.
Hicks: William Rooke.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Hinks: Henry.
Holmes: James Thomas.
Holmes: John Edward.
Horton: William Phelps.
Howell: Ernest John.
Howgrave-Graham: George Ernest.
Hudson: Albert William.

Innes: Gilbert Plantagenet Mitchell.

Jessett: Charles.
Jessett: Charles Edward Vernon.
John: Henry Bell.
Jones: John Arthur.
Jones: Percy Everley.
Jordan: George Henry.
Jull: William Vincent.

Kibblewhite: Henry James Treleaven.
Kirk: John Wright.
Knight: George Edward.

Lamprill: William Thomas.
Lancaster: John Roy.
Lansdown: George Arthur.
Larkin: Richard Webster.
Lawley: Frederick William.
Leake: Robert.
Lee: Ernest Edward Arthur.
Lewis: Arthur Llewelyn.
Lightfoot: John George.
Little: Henry.
Lomax: Ernest George.
Lovegrove: Charles Gresham.
Lovesay: William.
Lowe: Charles Robert.
Lucas: Joseph.
Luck: George Edward.
Lynch: James Henry.

Macer: Alfred Thomas.
Marcus: William Mortimer.
Marshall: Arthur George.
Martin: Alexander Wm.
Mason: Charles William Hayley.
May: William Charles.
Mayne: Charles Millard.
Melrose: Frank.
Merrett: James.
Miller: Frederick William.
Milnes: Robert.
Molyneux: Herbert Ernest.
Morris: Arthur.
Morrison: Daniel.
Mullett: Henry Thomas.

Neubronner: Harry Alfred.
Nicholson: Ebenezer.
Nicholson: Guy Murray.
Norman: James Noel.

Palmer: William Edward King.
Parnacott: Arthur Charles.
Paul: John William.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Pearce: Charles Frederick.
Pearce: Francis Arthur.
Pearce: Frederick William.
Pease: Charles Edward.
Perks: Sydney.
Pewtress: Herbert Wilmshurst.
Phillips: John Henry.
Physick: Walter Frederick.
Pinder: Richmond.
Pineger: James Reginald.
Pinfold: Francis Arthur.
Poggio: Eloi John.
Price: Capel Hereward.
Pyle: Benjamin Thomas Rice.

Read: Walter Herbert.
Reed: Richard George Gordon.
Richardson: Arthur Baylıffe.
Richardson: James.
Robbins: Walter Francis.
Roberts: Charles Gordon.
Robertson: Henry Charles.
Robinson: Ralph Eteson.
Rogers: Percy Willben.
Rogers: Thomas George.
Ross: David James.
Ruddle: Frank J.
Russell: Cecil Herbert.

Sabin: Joseph Henry,
Professional Associate of Council.
Satchell: Herbert Arnold.
Saunders: Samuel Brown.
Scoble: Herbert Thomas.
Searle: Sydney.
Seddon: George Farquharson.
Sedgwick: Alfred Sydney Edward.
Selby: Frank.
Sexby: John James.
Shearburn: Harry.
Shearer: James Hughan.
Sherry: Nathaniel.
Skingle: Alfred.
Skingle: Alfred Charles.
Skues: Charles Ayre Mackenzie.
Slade: Isaac.
Sly: Joseph Townson.
Smith: Charles Gordon.
Smith: George Henry.
Smith: Percy Wontner.
Smith: Sydney Arthur.
Smyth: Edward.
Stacey: Frederic Charles Webster.
Stacey: William.
Stainton: Francis Charles.
Stanford: George.
Stevenson: Frederick J.
Stimson: Herbert Percy.
Stokes: Hugh Charles.
Stower: Joseph.
Straker: Howard.
Stubbing: Richard Webb.
Stupart: Charles Walter.
Sturgess: John Moore.
Summerfield: Joseph Charles.
Sutton: Frederick Stanley.
Swan: Harrold.

Taylor: George.
Tewson: Leonard.

LONDON AND NEIGHBOURHOOD—*continued.*

Professional Associates:—

Thomas: Charles John Howell.
Thompson: Alfred.
Thompson: Joseph Atherden.
Thompson: Roland O'Brien.
Thurgood: Ernest Charles.
Townsend: George James.
Trehearne: Alfred Frederick Aldridge.
Trent: William Edward.
Tyler: William.

Verity: Ernest George.

Wain: George Sparrow.
Waldram: Percy John.
Waldram: Robert Edward.
Walker: Leon Victor.
Walker: William Selves.
Walton: Edgar Thomas.
Warwick: George Ernest.
Watson: George.
Watson: William James.
Weatheritt: James.
Wells: Edward Ogbourn.
Wheatley: Stephen Gladstane.
Weston: George.
Wilde: Sidney Algernon.
Williams: Peter Lloyd Armstrong.
Willoughby: Charles Albert.
Willoughby: Charles William.
Wilson: Frederick Robert.
Wilson: John Hayes.
Wood: John Edward.
Woodward: Walter Henry.
Woolnough: Tom.
Worthington: James Scott.
Wyand: Benjamin John.

Young: James Dawbarn.

Associates:—

Adkins: William Ryland Dent.

Bankes: John Eldon.
Barnes: George Frederick.
Barry: Sir John Wolfe, K.C.B.,
Associate of Council.
Batten: John Winterbotham.
Beale: James Samuel.
Bellewes: George Oliver.
Boulger: George Edward Simonds.
Bramwell: Sir Fredk. Joseph, F.R.S.
Bund: John W. Willis.

Castle: Edward James, Q.C.
Clarke: Sir Edward, Q.C., M.P.
Clarke: Sir Ernest.
Clode: Walter.
Clutton: Hubert Spencer.
Colam: Robert Frederick.
Coward: John Charles Lewis.
Cripps: Charles Alfred, Q.C., M.P.

Dowden: Walter Alfred Allen.

Emden: T. Walter L.

Freeman: George Mallows, Q.C.
Freshfield: Edwin.
Freshfield: William Dawes.

LONDON AND NEIGHBOURHOOD—*continued.*

Associates :—
Glen: Reginald Cunningham.
Grantham: Richard Fuge.

Hamilton: Henry Best Hans.
Hamond: Thomas Astley Horace.
Hudson: Alfred Arthur.

King: Walter George.

Leworthy: John Henry.
Littler: Ralph Daniel Makinson, Q.C.

Marriott: The Right Hon. Sir William Thackeray, Q.C.
Marshall: Frederick.
Mence: Phillip Allan.
Milles: Charles William.
Moulton: John Fletcher, Q.C.
Munton: Francis Kerridge.

Pain: Arthur Cadlick.
Pinches: Edward Edwin.
Pollard: Edward Hutchinson.
Pope: Samuel, Q.C.

Redman: Joseph Haworth.
Rees: John Charles.
Richards: Henry Charles, Q.C., M.P.
Rickards: Arthur George.
Rigg: Herbert Addington.
Russell: Charles Alfred.
Ryde: Walter Cranley.

Statham: William Arnold.
Stephens: Pembroke S., Q.C.
Stevens: William Richard.
Stutfield: Alfred Robert Ogilvie.
Sutton: Henry.

Thomas: George James.

Veasey: Thomas Frederick.

Warren: Reginald Augustus.
Webster: Sir Rchd. Everard, K.C.M.G., Q.C., M.P.,
Associate of Council.
Wheeler: Thomas Whittenbury, Q.C.
Will: John Shiress, Q.C.
Winckworth: Lewis.

MONMOUTHSHIRE.

DIXTON.
Fellow :—
Wanklyn: Phillip Endell.

LLANOVER.
Professional Associate :—
Addie: John Heathcote.

MONMOUTH.
Fellow :—
Powell: Frederick Atkinson.
Professional Associate :—
Gardiner: Robert Strachan.

MONMOUTHSHIRE—*continued.*

NEWPORT.
Fellows :—
Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.
Professional Associate :—
Griggs: Henry Jenner.

PONTYPOOL.
Fellow :—
Llewellin: David Morgan.

USK.
Professional Associate :—
Cowell: Herbert Lee.

NORFOLK.

ATTLEBOROUGH.
Fellows :—
Bacon: Frank Mace.
Bacon: Horace.
Salter: William Herbert.

BRANDON.
Fellow :—
Selby-Bigge: Charles P. O.

CASTLE RISING.
Fellow :—
Beck: Arthur Clement.

CASTON.
Professional Associate :—
Scorer: Alfred George.

DISS.
Fellow :—
Gaze: Thomas William.

DOWNHAM MARKET.
Fellow :—
Hawkins: Charles.

EAST DEREHAM.
Fellow :—
Ireland: Edwin Benjamin.

EAST HARLING.
Fellow :—
Barker: Caleb.

EAST RAYNHAM.
Fellow :—
Gayford: Henry John.

HOLKHAM.
Professional Associate :—
Hawes: Frederick Kirk.

HORSTEAD.
Fellow :—
Falcon: Michael.

KING'S LYNN.
Fellows :—
Wilkin: Horace Martin.
Wright: William Edward.
Professional Associate :—
Easter: William.

NORFOLK—*continued.*

NORWICH.
Fellows :—
Bailey: Harry David Chinery.
Beck: Edward William.
Hornor: Charles Jared.
Hornor: Francis.
Mills: Samuel Mealing.
Morgan: Benjamin Brauford.
Rose: Thomas.
Scott: Augustus Frederic.
Spelman: Clement Charles Rix.
Professional Associates:—
Bodger: Percy Morris.
Forster: Walter Hill.
Lee: Henry.
Spelman: William Wilton Rix.

SANDRINGHAM.
Fellows:—
Beck: Arthur Clement.
Beck: Frank Reginald.

SWAFFHAM.
Fellow:—
Tallent: Edwin John.

THETFORD.
Professional Associate:—
Menzies: Robert.

TROWSE-NEWTON.
Professional Associate:—
Bruce: Alexander David.

WEST RUDHAM.
Fellow :—
Freuer: William.

NORTHAMPTONSHIRE.

COTTESBROOKE.
Fellow :—
Campbell: Hugh Bruce.

HORTON.
Fellow:—
Cave: Thomas Newman.

KETTERING.
Fellow :—
Bolam: Charles Godfrey.

NORTHAMPTON.
Fellows :—
Law: Edmund.
Merry: Thomas.
Scriven: Richard George.

NORTHAMPTONSHIRE—*continued.*

OVERSTONE.
Fellow :—
Dickson: Thomas Arthur.

PETERBOROUGH.
Fellows :—
Laurance: John.
Woodford: Lionel Burnet.

PRESTON CAPES.
Professional Associate :—
Robinson: John Brooke Wood.

THRAPSTON.
Fellow :—
Bletsoe: Henry Hopkinson.

TOWCESTER.
Fellow :—
Aris: John Whitton.

WELLINGBOROUGH.
Fellow :—
Cutlan: John Ellis.

SYWELL.
Professional Associate: —
Holl: Mackintosh Meleng.

NORTHUMBERLAND.

ALNWICK.
Fellow :—
Wilson: Sir Jacob.
Professional Associate :—
Hall: Frederick Walter.

BOTHAL.
Fellows :—
Sample: Thomas.
Sample: William Collings.

GOSFORTH.
Fellow :—
Aynsley: Robert John.

HAYDON BRIDGE.
Fellow :—
Thomson: William Cunningham.

NORTHUMBERLAND—*continued.*

MATFEN.
Fellow:—
Sample: Charles Herbert.

NEWCASTLE-UPON TYNE.
Fellows:—
Armstrong: Thomas John.
Bolam: William Thomas.
Durlacher: Alexander Percy.
Forsyth: Thomas Hilis.
Nicholson: Thomas Cooke.
Taylor: Harry William.
Taylor: John Walton.
Professional Associates:—
Allen: John Parnell.
Town: Henry Annandale.
White: William, Jun.

ROSS.
Professional Associate:—
Salt: Harold Crossley.

WOOLSINGTON.
Professional Associate:—
Watson: Claude Henry.

WYLAM.
Fellow:—
James: Christian Hugh.

NOTTINGHAMSHIRE.

BABWORTH.
Fellow:—
Parkin: William.

CLIFTON.
Fellow:—
Haynes: Henry.

EAST BRIDGFORD.
Fellow:—
Beaumont: Charles.

EPPERSTONE.
Fellows:—
Huskinson: Thomas William.
Huskinson: William Lambe.

LONG EATON.
Professional Associate:—
Gayer: Alfred Edward.

LOWDHAM.
Professional Associate:—
Wright: Ernest Beresford FitzHerbert.

MANSFIELD.
Fellows:—
Turner: Frederick John.
Vallance: Robert Frank.
Professional Associate:—
Butterworth: Josiah.

NOTTINGHAMSHIRE—*continued.*

NEWARK.
Fellow:—
Bailey: William Smith.
Professional Associate:—
Wigram: Henry Joseph.

NOTTINGHAM.
Fellows:—
Barnes: John William James.
Calvert: Arthur Richard.
Evans: Robert.
Hine: George Thomas.
Walker: Herbert.
Walker: Joseph.
Professional Associates:—
Bradwell: Gervase Hubbart.
Hodges: Cecil Stewart.
Noble: Edmund James.
Payne: William Percy.

NUTTALL.
Fellow:—
Taylor: Samuel.

OLLERTON.
Fellows:—
Bell: Joseph Askew.
Wordsworth: Robert Walter.

OSBERTON.
Fellow:—
Lister-Kaye: Charles Wilkinson.

RADCLIFFE-ON-TRENT.
Fellow:—
Morris: Charles.

RETFORD.
Fellow:—
Walker: Joshua.

SOUTH COLLINGHAM.
Fellows:—
Wigram: John.
Woolley: Reginald.
Woolley: Thomas Cecil Smith.

WELBECK.
Professional Associate:—
Tate: Joseph George.

WOLLATON.
Fellows:—
Wright: Charles William.
Wright: William.
Member of Council.
Professional Associate:—
Allsebrook: Arthur.

WORKSOP.
Fellow:—
Turner: Thomas Warner.

OXFORDSHIRE.

BANBURY.
Fellow:—
Maxwell: Joseph Archibald.

BICESTER.
Fellows:—
Holiday: Frederick Dean.
Holiday: Percy Cave.

HENLEY-ON-THAMES.
Fellows:—
Simmons: Charles.
Simmons: Charles Franklin.
Simmons: William Anker.

MIDDLETON-STONEY.
Fellow:—
Little: William Davis.

OXFORD.
Fellows:—
Castle: Arthur.
Castle: Harold.
Field: Francis Hayward.
Jones: Francis William.
Lightfoot: Henry Le Blanc.
Parry: Joseph William.
Scovell: John.
Professional Associate:—
Rose: Edward Joseph.

SHIRBURN.
Fellow:—
Watson: James Bruce.

WITNEY.
Fellow:—
Habgood: Henry Charles.
Professional Associate:—
Bateman: Arthur Charles.

WROXTON.
Fellow:—
Davis: Charles Edward.

RUTLANDSHIRE.

OAKHAM.
Fellows:—
Royce: David Needham.
Royce: John.

SHROPSHIRE.

ACTON REYNALD.
Professional Associate:—
Astley: Reginald Basil.

ASTON-ON-CLUN.
Fellow:—
Wolley: Thomas John.

SHROPSHIRE—*continued.*

BRIDGNORTH.
Fellows:—
De Wend-Fenton: William
Wyley: Henry James.

BROMFIELD.
Fellow:—
Fenn: Andrew Thomas Cranage.

CHIRBURY.
Fellow:—
Morris: Edward Henry.
Professional Associate:—
Morris: William Henry.

CLEOBURY NORTH.
Fellow:—
Dodgson: Wilfred Longley.

ELLESMERE.
Fellow:—
Tower: Brownlow Richd. Christopher.

HAWKESTONE.
Fellow:—
Hall: William Timothy.

KNOCKIN.
Fellow:—
Griffiths: Edward, Jun.

LEATON.
Fellow:—
Hickman: Thomas.

LUDLOW.
Fellows:—
Dodgson: Wilfred Longley.
Fenn: Thomas.

LYDBURY NORTH.
Fellows:—
Newill: Robert Henry.
Ward: Felix John.

MUCH WENLOCK.
Fellow:—
Thursfield: Thomas Howells.

OSWESTRY.
Fellows:—
Evans-Vaughan: Henry.
Lawford: William Robinson.

SHROPSHIRE—*continued.*

SHREWSBURY.
Fellows :—
Bather, John T.
Burd: Laurence.
Burd: Timotheus Henry.
Davis: Alfred Thomas.
Evans: William Ernest.
Owen: Henry.
Wyley: William John.
Professional Associates:—
Armytage: Francis Reginald.
Benson: Francis Riou.
Salt: Reginald Nowell.

STAPLETON.
Fellow :—
Carnell: Sydney George.

UPPINGTON.
Fellow :—
Ashdown: Augustus Harding.

WHITCHURCH.
Fellow :—
Palamountain: Joseph William.

SOMERSETSHIRE

BABINGTON.
Professional Associate:—
Knatchbull: Wyndham Persse.

BATH.
Fellows :—
Farwell: Frederick George.
Ransford: Benjamin Herbert.
Silcock: Thomas Ball.
Spackman: Charles Chantry.
Spackman: Henry.
Professional Associate:—
Thomas: Edward Morgan Dawson.

BRUTON.
Fellow :—
Bennett: Thomas Oatley.

CHARD.
Fellow :—
Madge: John.

HUTTON.
Fellow :—
Edwards: Arthur Phippen.

KINGSTON.
Professional Associate:—
Shufflebotham: John Henry.

LONG ASHTON.
Fellow :—
Walker: Joseph Arthur.

MISTERTON.
Fellows :—
Combes: Cyrus.
Parsons: Frank Donisthorpe.
Parsons: Robert Maurice Peters.

SOMERSETSHIRE—*continued.*

NORTH CURRY.
Fellow :—
Peard: John Grigg.

NORTON ST. PHILIP.
Fellow :—
Oliphant: George A. J.

SHEPTON MALLET.
Fellows :—
Heard: Herbert.
Wainwright: Charles Rawlinson.

TAUNTON.
Professional Associate: —
Staunton-Wing: George.

WELLS.
Fellows:—
Hippisley: Edwin Maggs.
Hippisley: William John.
Professional Associate :—
Lloyd: Donald.

WESTON-SUPER-MARE.
Fellow :—
Wooler: Walter Hernaman.
Professional Associates :—
Campbell: Charles Howard.
Muir: James.

WILLITON.
Fellow :—
Andrew: Thomas Hawkes.

YEOVIL.
Fellow :—
Tory: John Edward.
Professional Associate :—
Roberts: Joseph William George.

STAFFORDSHIRE.

AUDLEY.
Professional Associate :—
Bibby: Thomas.

BURTON-ON-TRENT.
Fellows :—
Harrison: Charles.
Rowland: Joseph Samuel.
Winterton: Wm. Moxon.

DRAYTON.
Professional Associates :—
Daniel: Henry Wilkinson.
Humphry: Martin George.

ENDON.
Fellow :—
Heaton: George Herbert.

ENVILLE.
Fellow :—
Punchard: Frederick Burt.

STAFFORDSHIRE—*continued.*

HANLEY.
Fellows :—
Burton : Amos.
Forshaw : Edward

KEELE.
Fellow :—
Boothby : Henry Vernon.

LICHFIELD.
Fellows :—
Hussey : Robert.
Inge : Charles Henry.
Winterton : Harry John Campion.

LITTLE INGESTRE.
Fellow :—
Mynors : Walter Charles Towers.

LONGTON.
Professional Associate :—
Mitcheson : Harry.

PENKRIDGE.
Fellow :—
Foden : Edward Antrobus.

STAFFORD.
Fellows :—
Sandy : Henry.
Turnor : Exsuperius Weston.
Professional Associate :—
Smithells : Edwin.

STOKE-UPON-TRENT.
Fellow :—
Lynam : Charles.

STRAMSHALL.
Fellow :—
Forshaw : Edward.

TAMWORTH.
Fellow :—
Arnold : William.
Professional Associate :—
Bidwell : Shelford.

UTTOXETER.
Fellow :—
Hardy : Richard Thomas Ash.

WOLVERHAMPTON.
Fellows :—
Bradley : James William.
Duncalfe : Henry George.
Nock : Benjamin Bowen.
Professional Associate :—
Valel : Henry.

SUFFOLK.

AMPTON.
Professional Associate :—
Waterfield : Horace Clare.

BECCLES.
Fellow :—
Pells : Arthur.

BAWDSEY.
Fellow :—
Stirton : Thomas.

BURY ST. EDMUNDS.
Fellows :—
Blencowe : George.
Scott : Henry Lacy.
Professional Associate :—
Scott : Archibald Lacy.

EYE.
Fellow :—
Garrard : Norton Burroughs.

GREAT THURLOW.
Professional Associate :—
Stallard : Harold Orlando.

HORSECROFT.
Fellow :—
Simpson : Robert Thomas.

IPSWICH.
Professional Associates :—
Bond : Frederick George.
Cheney : Edwin John.
Turner : Percy.

LAVENHAM.
Professional Associate :
Scott : Thomas.

LOWESTOFT.
Fellow :—
Pells : Arthur.
Professional Associate :—
Crosier : Charles.

NEWMARKET.
Fellow :—
Boa : Andrew.

SOMERLEYTON.
Fellow :—
Rix : George Kerry.

SUDBURY.
Professional Associate :—
Hayward : Thomas William Alfred.

WOODBRIDGE.
Fellow :—
Arnott : John.

SURREY.

ALBURY.
Professional Associate :—
Peebles: Phiiip.

ASHTEAD.
Fellow :—
Osenton: Charles.

CAMBERLEY.
Professional Associate :—
Norris: Edward James.

CARSHALTON.
Professional Associate :—
Aylen: Cecil Hugh.

CATERHAM.
Professional Associate :—
Scrivener: Charles John.

CHERTSEY.
Fellow :—
Grierson: John Nicholson.
Professional Associate :—
Waterer: Clarence.

COBHAM.
Fellow :—
Pattisson: Jacob Luard, C.B.
Associate :—
Seth-Smith: Archibald.

DORKING.
Fellows :—
White: Charles Alexander.
White: James Alexander.

EGHAM.
Fellow :—
Finn: Herbert Archibald.
Professional Associate :—
Paice: William, Jun.

ENGLEFIELD GREEN.
Fellows :—
Menzies: William.
Simmonds: Frederick.

EPSOM.
Fellow :—
Grellier: Harley Mair.
Professional Associate :—
Flight: Alfred.

ESHER.
Professional Associate :—
Rand: John.

SURREY—*continued.*

FARNHAM.
Fellows :—
Eggar: James Alfred.
Nash: Alfred James.
Professional Associate :—
Williams: William Welsby.
Associate :—
Wing: Thomas Twining.

GATTON.
Professional Associate :—
Wheeler: Charles Trevor Ogle.

GODALMING.
Fellow :—
Mellersh: Alfred William.
Shearburn: Harry.

GODSTONE.
Professional Associate :—
Wordsworth: Christopher.

GUILDFORD.
Fellows :—
Baxter: George.
Ellis: Ernest Harold.
Lee: William.
Messenger: William Harry.
Smallpiece: George Baker.
Professional Associates :—
Hewett: George Thompson.
Soutter: Ernest.
Thurgood: Albert Edward.

KINGSTON-ON-THAMES.
Fellows :—
Ball: William Alfred.
Bond: Erasmus.
Horsfield: J. Nixon.
Page: George Frederick.
Phillips: William Edwin.
Professional Associate :—
Hardwick: Arthur Jessop.

LEATHERHEAD.
Fellow :—
Osenton: Charles.

MICKLEHAM.
Professional Associate :—
Hodgson: Archibald Sanford.

MITCHAM.
Fellow :—
Chart: Robert Masters.

MOLESEY (EAST).
Fellow :—
Moore: Algernon.

OCKHAM.
Fellow :—
Sowels: William Clowes.

SURREY—*continued.*

OXTED.

Fellows :—

Bailey: Leonard.
Osenton: George, Jun.

REDHILL.

Fellow :—

Stacey: Harrie.

Professional Associate :—

Mew: Robert Heath.

REIGATE.

Fellows :—

Burchell: Sidney Herbert.
Clutton: Ralph William.
Lees: John.
Pym: George Edwin.

Professional Associate :—

Morrison: Gerard Donald.

RICHMOND.

Fellows :—

Chancellor: Albert.
Heasler: Holland Charles.
Houghton: John Pounds.
Partridge: Edward John.

Professional Associate :—

Sturley: Arthur Dyson.

RIPLEY.

Fellow :—

Noel: Byron Bruce.

SHALFORD.

Professional Associate :—

Ellis: Arnold Robertson.

SURBITON.

Fellow :—

Jerome: Thomas Stroud.

Professional Associate :—

Evered: Gillibrand Elwin.

WALLINGTON.

Fellow :—

Jopling: Joseph.

WALTON-ON-THAMES.

Fellow :—

Dash: Roland Ashford.

WEYBRIDGE.

Fellows :—

Pilditch: Philip Edward.
Synge: Edward Millington.

SURREY—*continued.*

WOKING.

Fellow :—

Reffell: Charles Arthur.

Professional Associates :—

Ellis: Louis Boissevain.
Mann: Frederick Charles Thomas.

SUSSEX.

BEXHILL.

Professional Associate :—

Parks: Walter.

BRIGHTON.

Fellows :—

Ingram: Walter Fielde.
May: Francis John Charles.
Parsons: Frederick Cecil.
Welch: Frederick William.
Wilkinson: Thomas.

Professional Associates :—

Cox: Reginald John.
Mellor: James Frederick.
Udny: Augustus Charles.

CHICHESTER.

Fellows :—

Hobgen: Francis Neale.
Wyatt: Oliver Newman.

Professional Associate :—

Wyatt: Herbert Guy Buckell.

CRAWLEY.

Fellow :—

Gardner: Gilbert.

EASTBOURNE.

Professional Associates :—

Killick: Anthony Edward.
Woolnough: John William.

EAST GRINSTEAD.

Fellow :—

Turner: Charles.

FIRLE.

Professional Associate :—

Scarlett: Harry.

HAILSHAM.

Fellow :—

Burtenshaw: Albert.

Professional Associate :—

Burtenshaw: Albert King.

HASTINGS.

Fellows :—

Bowley: John Cross.
Davey: Henry Thomas.
Dray: Alfred.
Woodhams: James.

SUSSEX—*continued.*

Professional Associates :—
Hardiman : Harry.
Kennett : Charles Arthur.
Miller : George Frederick.
Robbins : Walter Francis.
Saker : Sydney.

HAYWARD'S HEATH.
Fellow :—
Bannister : Thomas.
Professional Associates :—
Bannister : Tom Harrison Caffyn.
Oglivie : Robert Mathewson.

HORSHAM.
Fellows :—
Chasemore : Philip.
King : Frank Hulme.

HOVE.
Fellow :—
Hudson : Edward William.
Jenner : William.
Welch : Frederick William.
Wilkinson : Thomas.

LEWES.
Fellows :—
Card : Henry Curtis.
Ingram : Walter Fielde.
Morris : Herbert.
Powell : Hubert John.
Powell : Reginald Henry.
Professional Associates :—
Card : Henry.
Dyer : Frederick Burfield.

LITTLEHAMPTON.
Fellow :—
Howard : Harry.

PETWORTH.
Fellows :—
Taylor : Matthew.
Watson : Herbert Edward.
Professional Associate :—
Watson : Herbert John.

RYE.
Fellow :—
Reeve : Kingsnorth.
Professional Associate :—
Cory : Edward John.

ST. LEONARDS.
Fellow :—
Beard : Edwin Thomas.
Professional Associate :—
Bösher : Victor Evans.

SIDLESHAM.
Fellow :—
Hobgen : Thomas Cecil.

SUSSEX—*continued.*

SLINFOLD.
Professional Associate :—
Child : Charles.

SOUTHWATER.
Fellow :—
Smith : Sidney.

UCKFIELD.
Fellow :—
Colgate : Thomas.
Associate :—
Malden : Walter James.

WADHURST.
Fellow :—
Austen : Frank.

WARNHAM.
Professional Associate :—
Orwin : Charles Stewart.

WARWICKSHIRE.

ALCESTER.
Fellow :—
Raikes : Col. George Whittington.

ARBURY.
Fellow :—
Stewart : Samuel Parr.
Professional Associate :—
Tremlett : Walter William.

BIRMINGHAM.
Fellows :—
Bettridge : Edward.
Couchman : Robert Edward.
Donne : Henry.
Eayrs : John Thomas.
Fowler : Gerard Edmund.
Fowler : Henry.
Fowler : Richard.
Fowler : William.
Gibson : Denston.
Grimley : Edwin Fearn.
Grimley : Thomas.
Hadley : Frank.
Hedley : Robert Wilkin.
Hendriks : Henry.
Holbeche : Robert Neville.
Jenkins : Oswald.
Kenwrick : George.
Lakin-Smith : Ernest.
Ludlow : Walter Robert.
Mason : William Arthur.
Mathews : George Spencer.
Mathews : Lewis Osler.
Pemberton : Charles Oliver Paget.
Pinney : Frederick Wyldbore Digby.
Price : John.
Raffety : Herbert William.

WARWICKSHIRE—*continued.*

Fellows :—
Robins: William Henry.
Roderick: John.
Smith: Frank.
Williams: Edward Bickerton.
Willmot: George Dyott.
Willmot: John.

Professional Associates :—
Hall: Thomas Biddle.
Hawes: Frederick Kirk.
Redfern: Charles Frederick.
Thompson: Harold Steuart.

EDGBASTON.
Fellows :—
Lakin-Smith: Ernest.
Mathews: William.

HARBORNE.
Professional Associate :—
Barclay: Thomas.

KNOWLE.
Fellow :—
Ludlow: Walter Robert.

LEAMINGTON.
Fellows :—
Fayerman: George Metcalfe.
Roney-Dougal: John Dougal.

Professional Associate :—
Southorn: Charles Herbert.

LEEK WOOTTON.
Fellows :—
Donne: Henry.
Raffety: Herbert William.

MILVERTON.
Fellow :—
Smith: Frank William.

NUNEATON.
Fellow :—
Evans: Walter Pearson.

Professional Associates:—
Dawson: George Crosbie.
Pearse: Octavius Burroughes.
Staley: Albert Henry.

STARTON.
Fellow :—
Gilpin-Brown: William Dundas.

STRATFORD-ON-AVON.
Fellow :—
Deer: Edward.

WESTMORELAND.

WARWICK.
Fellows :—
Fosbery: William Thomas Exham.
Margetts: John William.

KENDAL.
Fellows :—
Banks: John.
Hoggarth: Arthur.
Hoggarth: Edwin.
Webster: Alexander.

KIRKBY LONSDALE.
Fellow :—
Punchard: Frederick.

MILNTHORPE.
Fellow :—
Holme: John.

WINDERMERE.
Professional Associate :—
Jackson: Edward Henry.

WILTSHIRE.

BEMERTON.
Fellow :—
Squarey: Newell William Pitts.

CHIPPENHAM.
Fellows :—
Brinkworth: Robert Edwin.
Marshall: Lionel Hasler.
Napier: Henry Burroughes.
Smith: Henry Herbert.
Watkins: Robert Arundel.

Professional Associate :—
Furmedge: John Harris.

DOWNTON.
Fellows :—
Squarey: Elias Pitts,
Past-President.

Professional Associate :—
Beach: Archibald William Hicks.

Associates :—
Fream: William.
Wrightson: John.

GREAT CHEVERELL.
Professional Associate :—
Leese: Vernon Francis.

HAM.
Professional Associate :—
Burder: Reginald Edward Campbell.

MARLBOROUGH.
Fellow :—
Jeans: Mark.

WILTSHIRE—*continued.*

PEWSEY.

Fellow :—

Ferris: George.

Professional Associate :—

Puckridge: Percival Martin.

SALISBURY.

Fellows :—

Bath: Fred.
Canning: William Browne.
Gater: Caleb William.
Hannen: Reginald St. John.
Rawlence: Ernest Alfred.
Rawlence: James Edward.
Rigden: Francis.
Rigden: Henry William.
Squarey: Elias Pitts,
Past-President.
Squarey: Newell William Pitts.
Waters: Edward.
Woolley: John Turton.

Professional Associate :—

Meyer: Horace Leycester.

SUTTON BENGER.

Professional Associate :—

Harrison: Henry Beauchamp.

SWINDON.

Fellows :—

Bishop: Charles.
Pritchett: Ellis Herbert.

Professional Associate :—

Johnston: Reginald.

TISBURY.

Fellow :—

Combes: Cyrus.

TROWBRIDGE.

Fellow :—

Mundy: Herbert.

Professional Associate :—

Snailum: Walter Wadman.

WOOTTON-BASSETT.

Fellows :—

Baines: Martin Talbot.
Trepplin: Ernest C.

WORCESTERSHIRE.

BALSALL HEATH.

Professional Associate:—

Perkins: Joseph.

EVESHAM.

Fellows :—

Righton: Edward Grantham.
Smith: William.

KIDDERMINSTER.

Fellow :—

Joseland: Charles.

Professional Associate :—

Oldnall: Roger William.

KINGS NORTON.

Fellow :—

Tomson: James John.

LYE.

Professional Associate :—

Weaver: Henry Percival Francis.

MADRESFIELD.

Fellow :—

Stallard: William.

MALVERN LINK.

Fellow :—

Stallard: William.

Professional Associate :—

Meacher: Sydney George.

MALVERN WELLS.

Fellow :—

Chamberlain: George Arthur Raddon.

STOURBRIDGE.

Fellows :—

Fiddian: William.
King: Henry.
Punchard: Frederick Burt.

Professional Associate :—

Barratt: Harry.

STOURPORT.

Fellow :—

Clarke: Alfred Dudley.

WORCESTERSHIRE—*continued.*

WORCESTER.

Fellows:—

Buck: Albert.
Member of Council.
Buck: Herbert Wilson.
Everill: Frank.
Parker: William Henry.

Professional Associate:—

Shorney: Arthur Shepherd.

YORKSHIRE.

ABERFORD.

Professional Associate:—

Prater: Thomas Herbert.

BALDERSBY.

Fellows:—

Gregson: William.
Peirson: George Brodrick.

BARNSLEY.

Fellow:—

Wade: John.

Professional Associate:—

Wade: Henry.

BEDALE.

Fellow:—

Clarke: Christopher.

BEVERLEY.

Fellow:—

Evans: William.

BINGLEY.

Fellow:—

Armistead: Richard.

BRADFORD.

Fellows:—

Clare: Edward Lovell.
Cowgill: Brian Bollans Hird.
France: Arthur Alderson.
France: Charles.
Gott: Charles.
Gott: Charles Henry.
Hindle: John.
Jackson: Samuel.
Milnes: Eli.

YORKSHIRE—*continued.*

Fellows:—

Smith: Frederic Ellison.
Smith: Harry Russell.
Smith: Wheater.

Professional Associates:—

Jackson: Leonard Labrey.
Priestman: Alfred Tuke.

BRIGHOUSE.

Fellow:—

Armytage: Sir George, Bt.

EBBERSTON.

Fellow:—

Bradley: William Edward.

GOOLE.

Fellow:—

Hobson: Harry.

GUISBOROUGH.

Fellow:—

Clarke: John William.

HALIFAX.

Fellows:—

Buckley: George.
Fox: Charles James.
Horsfall: Richard,
Member of Council.
Horsfall: Richard Edgar.
Jackson: Benjamin Whitehead.

Professional Associates:—

Fox: Charles Edward.
Hebblethwaite: Charles Henry.

HARROGATE.

Fellow:—

Renton: George.

HARTSHEAD.

Professional Associate:—

Denton: William.

HEADINGLEY.

Professional Associate:—

Wigram: Reginald Spencer.

HESSLE.

Professional Associate:—

Clarke: Charles Wentworth.

YORKSHIRE—*continued.*

HUDDERSFIELD.

Fellows :—

Abbey: Joe Burman.
Crowther: John Herbert.
Demetriadi: Thomas Marsden.
Dransfield: Henry Brook.
Hanson: John Henry.

Professional Associates :—

Butler: Charles.
Mallinson: Charles Herbert.
Shaw: Arthur.

HULL.

Fellows :—

Bilson: John.
Botterill: William.
Brodrick: Frederick Stead.
Easton: John H.
Fryer: George.
Hebblethwaite: Louis.
Tiffen: John Henry.
Todd: William Henry.
Watson: John.
Wellsted: William Henry.
White: Alfred Edward.

Professional Associate :—

Jackson: Alfred Ernest.

KEIGHLEY.

Fellow :—

Broster: Robert Buck.

Professional Associate :—

Weatherhead: David Wilkinson.

LEEDS.

Fellows :—

Fawcett: John Mortimer.
Fenwick: Thomas.
Gott: Frank.
Hepper: John.
Hollis: Walter Dawson.
Leather: George Herbert.
Oldroyd: Linley.
Richardson: John.
Winn: Thomas.

Professional Associate :—

Leather: William Beaumont.

LOWTHORPE.

Fellow :—

Piercy: Henry Onslow.

Professional Associate :—

Piercy: Frederic Onslow.

MALTON.

Fellow :—

Abbott: Robert Thomas G.

YORKSHIRE—*continued.*

MARKET WEIGHTON.

Fellow :—

Chowen: Henry Llewellyn.

MIDDLEHAM.

Professional Associate :—

Maughan: John.

MIDDLESBOROUGH.

Fellow :—

Lofthouse: Roger.

OULTON.

Fellow :—

Farrer: John.

OUSBURN.

Professional Associate :—

Bower: Arthur Wentworth Chivers.

PATELEY BRIDGE.

Professional Associate :—

Boord: Walter Bertram.

PENISTONE.

Professional Associate :—

Hinchcliffe: John, Jun.

PONTEFRACT.

Fellow :—

Watson: John, Jun.

RAWCLIFFE.

Fellow :—

Wright: James.

ROTHERHAM.

Professional Associate :—

Rawstron: Charles Oliver.

SCARBOROUGH.

Professional Associate :—

Andrews: Stephen Hampton.

SEACROFT.

Fellow :—

Townend: William.

YORKSHIRE—*continued.*

SHEFFIELD.

Fellows :—

Flockton: Thomas James.
Fowler: Frederick.
Fowler: Reginald William.
Innocent: Charles John.
Marshall: Peter.
Sandford: Charles Sidney.
Wilde: William.

SKIPTON-IN-CRAVEN.

Professional Associate :—

Thompson: Charles William George Hugh.

SKIRLAUGH.

Professional Associate :—

Hollis: Ralph.

SLEIGHTS.

Fellow :—

Popple: John.

WAKEFIELD.

Fellows :—

Fawkes: Algernon.
Greaves: John Oldroyd.
Kaye: John Edward.
Massie: Frank.

YORKSHIRE—*continued.*

YORK.

Fellows :—

Cox: Edward Samuel.
Clutton: William James.
Forbes: Charles Mansfeld.
Fryer: George.
Jolly: John Hawkins.
Walker: Francis Elliott.
Watson: Herbert Edward.

Professional Associates :—

Chipp: George.
Kerr: Arthur Herbert.
Lee: George Cansfield.
Pegge: John Thomas.

ISLE OF MAN.

DOUGLAS.

Fellow :

Kerruish: William Maltby.

Professional Associate :—

Kay: Walter Robert.

CHANNEL ISLANDS.

GUERNSEY.

Professional Associate :—

Morrish: Hugh Kenneth.

IRELAND.

ARMAGH.

ARMAGH.
Fellow :—
Alexander: Henry Geo. Samuel, Major.

ANTRIM.

ANTRIM.
Fellow :—
Barton: Henry Dupré Malkin.

BALLYCASTLE.
Fellow :—
Johnstone: John Brett.

CRUMLIN.
Fellow :—
McClintock: Chas. Ed., Lieut.-Col.

GLENARM.
Fellow :—
McDonald: Allan.

MUCKOMORE.
Fellow :—
Cordner: Clement Kennedy.

PORTRUSH.
Fellow :—
Given: Maxwell.

RANDALSTOWN.
Fellow :—
Young: George Lawrence.

CARLOW.

CARLOW.
Fellow :—
Ruttledge: Thomas Henry Bruen.

TULLOW.
Fellow :—
Adair: John Olphert.
Professional Associate :—
Butler: Richard Pierce.

CAVAN.

CAVAN.
Fellows :—
Blackley: Travers Robert.
Forbes: Arthur.
Trench: Arthur.

KILLESHANDRA.
Fellow :—
Godley: Archibald.

KINGSCOURT.
Fellow :—
Synge: Edward.

CLARE.

ENNIS.
Fellows :—
Keane: Marcus.
Scott: John William.
Willis: Henry de Laval.

ENNISKERRY.
Fellow :—
Johnson: Jocelyn Otway.

QUIN.
Fellow :—
Studdert: R. R.

CORK.

ARDNAGASHEL.
Professional Associate :—
Hutchins: Richard.

BANDON.
Fellow :—
Hodson: Richard Edmond.

BANTRY.
Fellow :—
Hutchins: Samuel Newburgh.

CHARLEVILLE.
Fellows :—
Sanders: Robert Massey Dawson.
Sanders: Charles Stewart.

CORK—*continued.*

CORK.
Fellows:—
Beamish: William Henry.
Broadley: Edward Barry.
Carroll: Theodore Frederick.
Carroll: Joseph Hatton.
French: Savage.
Galbraith: Samuel Horton.
Humphreys: Daniel Feard.
Townsend: Robert Uniacke F.
Warren: Richard Lane.

MALLOW.
Fellows:—
Creagh: Arthur Gethin.
Purcell: Wills W.
Vandeleur: Cecil Ernest.

MIDDLETON.
Fellow:—
Fitzgerald: James H. B. Penrose.

MITCHELSTOWN.
Fellow:—
Freud: Henry.

DONEGAL.

BUNCRANA.
Fellow:—
Walmsley: Arthur Tindal.

DUNFANAGHY.
Fellow:—
Baillie: John Robert.

KILLYBEGS.
Fellow:—
Brooke: Arthur.

LETTERKENNY.
Fellow:—
Boyd: William Henry.

LIFFORD.
Fellow:—
Cochrane: John.

RAMELTON.
Fellow:—
Swiney: William D.

DOWN.

CASTLEWELLAN.
Fellow:—
Garrett: James Hugh Moore.

DOWNPATRICK.
Fellow:—
Ward: Hon. Somerset.

HILLSBOROUGH.
Fellow:—
M'Clintock: Arthur.

MOUNTSTEWART.
Fellow:—
Brownlow: Charles.

NEWCASTLE.
Fellow:—
Brownlow: Claude.

PORTAFERRY.
Fellow:—
Warnock: Thomas Archibald.

WARINGSTOWN.
Professional Associate:—
Waring: Holt.

WARRENPOINT.
Fellow:—
Watson: William James.

DUBLIN.

DUBLIN.
Fellows:—
Abbott: Joseph.
Baldwin: Chambré Corcor T.
Barton: John George.
Bradshaw: Robert Macnevin.
Comber: Patrick Forstall.
Darley: Edmund Sanders.
Dickinson: Charles.
Dolling: Caledon Josias Radclyffe.
Dopping: James Henry, Col.
Galbraith: Hugh.
Gibb: William Pashley.
Hamilton: Arthur.
Hardman: Edward Chambré.
Holmes: William Eden.
Kincaid: James Stewart,
Member of Council.

DUBLIN—*continued.*

Fellows:—
Kincaid: Joseph Westby.
Lyons: Francis Oliver.
Maunsell: Richard Edward.
Orr: Cecil.
Roe: William James.
Scott: John Russell.
Stewart: Ed. P., Capt.
Stewart: William Thomas.
Stokes: Frank.
Stokes: Richard.
Tatlow: John Garnett.
Tatlow: Tissington Wm. Garnett.
Townshend: Charles Loftus.
Townshend: James Richard Clarke.
Townshend: Thomas Courtney.
Townshend: Thomas Loftus.
Trench: Philip Francis C.
Vernon: Arthur Pomeroy.
Vernon: Fane.
Wenborn: Sidney Thomas.
Willis: Gilbert de Laval.

Professional Associates:—
Hall: Henry Alexander Thomas.
Hemphill: Charles George Cathcart.
Kincaid: Herbert Edward.
Wood-Martin: Hy. Roger Bromhead.

DUNDRUM.
Fellows:—
Trench: James Currie.
Verschoyle: William Henry Foster.

KILLINEY.
Fellow:—
Stewart: George Francis.

KINGSTOWN.
Fellows:—
Carson: William B.
Quin: Richard.

MONKSTOWN.
Fellow:—
Watson: Arthur B.
Professional Associate:—
Crozier: George Francis.

RAHENEY.
Fellow:—
Chatterton: Robert Smith.

FERMANAGH.

BALLINAMALLARD.
Fellow:—
Burke: Henry Anthony.

ENNISKILLEN.
Fellows:—
Maude: Maurice Ceeley.
Maude: Christopher H.

FERMANAGH—*continued.*

IRVINESTOWN.
Fellow:—
Maude: Anthony F.

GALWAY.

AHASCRAGH.
Fellows:—
Armstrong: Elliott Graham.
Mahon: George Gilbert.

BALLINASLOE.
Fellow:—
Fowler: Edward Willoughby.

LOUGHREA.
Fellow:—
Tener: Edward Shaw.
Professional Associate:—
Moeran: Archibald Edward.

ROUNDSTONE.
Fellow:—
Robinson: Henry Arthur.

KERRY.

ARDFERT.
Fellow:—
Trench: George Frederic.

GORTALEA.
Fellow:—
Hussey: Samuel Murray.

LISTOWEL.
Fellow:—
Crosbie: James Dayrolles.

TRALEE.
Fellow:—
Denny: Francis M.
Fitzgerald: Robert John.

KILDARE.

CARBERY.
Fellow:—
Tyrrell: Garrett Charles.

CURRAGH CAMP.
Fellows:—
Alcock: Samuel.
Randall: Richard.
Rea: John Todd.

KILCOCK.
Fellow:—
Coote: Stanley Victor.

KILKENNY.

FERRYBANK.

Fellow:—

Anderson: Alex. Carew.

INISTIOGE.

Fellows:—

Hamilton: Ed. Chetwood, Major.
Newport: George Bellingham.

KILKENNNY.

Fellow:—

Kough: Thomas.

KING'S COUNTY.

MONEYGALL.

Fellow:—

Garvey, Toler, R.

PARSONSTOWN.

Fellows:—

Frend: Causabon William.
Garvey: Toler R., Jun.

TULLAMORE.

Fellow:—

Browne, Ernest H.

LEITRIM.

CARRICK-ON-SHANNON.

Fellow:—

Darley: Henry Ponsonby Shaw.

DROMAHAIR.

Fellow:—

Hewson: George Rawdon M.

IMERICK.

FOYNES.

Fellow:—

Jameson: Robert William.

LIMERICK – *continued.*

KILMALLOCK.

Fellow:—

Townsend: Charles Eyre C.

LIMERICK.

Fellows:—

Barrington: John Beatty.
Fitzgerald: Peter David.
Hosford: Edward Henry Poe.
Hunt: William Lewis.
Hunt: William Power.
Welply: James.
White: Arthur.

LONDONDERRY.

COLERAINE.

Fellow:—

Given: Maxwell.

KILREE.

Fellow:—

Armstrong: Alexander Moore, Capt.

LONDONDERRY.

Fellow:—

Harvey: James George Moorewood.

LONGFORD.

BALLYMAHON.

Fellow:—

White: Richard.

EDGEWORTHSTOWN.

Fellows:—

Edgeworth: Thomas N.
Wilson: Arthur J. de Courcy.

LONGFORD.

Fellow:—

Roberts: Edward Ussher.

LOUTH.

CASTLE BELLINGHAM.
Fellow :—
Butler: Walter Selby.

COLLON.
Fellow :—
Gloucester: Thomas Edward.

DUNDALK.
Fellow :—
Bigger: John James Eastwood.

RAVENSDALE.
Fellow :—
Tisdall: Henry Chichester.

MAYO.

BALLINA.
Fellows :—
Knox: Albert Frederic.
Knox: Ernest Henry.
Knox: Albert Henry.

BALLINROBE.
Fellow :—
Burke: William Creaghe.

CASTLEBAR.
Fellows :—
Dean: George B.
Dixon: Edward K.

WESTPORT.
Fellows :—
Powell: Robert.
Vereker: Henry Robert.

MEATH.

DROGHEDA.
Fellows :—
Alexander: Robert Arthur.
Wynne: Alfred Henry.

KELLS.
Fellow :—
Farrell: Edward Francis.

SLANE.
Fellow :—
Osborne: Charles W.

MONAGHAN.

GLASSLOUGH.
Fellow :—
McCullagh: James W.

MONAGHAN.
Fellow :—
Rogers: Harry.

QUEEN'S COUNTY.

ABBEYLEIX.
Fellow :—
Fitzherbert: Henry Corry.

BALLYCOLLA.
Fellow :—
Owen: Arthur John.

MOUNTRATH.
Fellows :—
Franks: Mathew Henry.
Franks: Mathew Henry, Jun.

ROSCOMMON.

BOYLE.
Fellow :—
Murphy: James Fraser, Major.

CASTLEREA.
Fellows :—
Blakeney: Robert Edward.
Hussey: Maurice T. G.
Young: Owen Walter O'Grady.

MOUNT TALBOT.
Fellow :—
Talbot-Crosbie: William D.

SLIGO.

ROSSES.
Professional Associate :—
Baker: Cecil Cautley.

SLIGO.
Fellows :—
L'Estrange: Christopher A.
Robinson: James Dodwell.
Robinson: Richard St. George.
Webb: Charles.
Professional Associate :—
Gethin: Randolph George.

TIPPERARY.

CAHIR.
Fellows :—
Maxwell: Henry Percival.
Rochfort: William.

ROSCREA.
Fellows :—
Bridge: Henry Powell.
Smith: Sidney Edward.

TYRONE.

CALEDON.
Fellow :—
Hearn: Chas. Richard.

CARRICKMORE.
Fellow :—
Alexander: Chas. Murray, Lieut.-Col.

COOKSTOWN.
Fellow :—
Robinson: William Godfray.

MOY.
Fellow :—
Lloyd: Averall.

OMAGH.
Fellows :—
Irvine: Hy., Lieut.-Col.
Smith: George Young.

WATERFORD.

CAPPOQUIN.
Fellows :—
Marmion: Thomas Henry.
Tanner: Kearns Deane, Major.

FETHARD.
Fellow :—
Taylor: J. Godfrey L.

LISMORE.
Fellow :—
Penrose: James Edward.

WATERFORD.
Fellows :—
Kelly: Richard Henry.
Penrose: William Robert.

WESTMEATH.

AUBURN.
Fellow :—
Coote: Orlando Robert.

KILBEGGAN.
Fellow :—
Quin: William Thomas Cuffe.

KILLUCAN.
Fellow :—
Evans: William.

MOATE.
Fellow :—
Fetherstonhaugh: Theobald.

MULLINGAR.
Fellow :—
Barton: Robert Culley.

WEXFORD.

ARTHURSTOWN.
Fellow :—
Bowen: Edward Fergusson.

CASTLEBRIDGE.
Fellow :—
Nunn: William Bolton.

ENNISCORTHY.
Fellows :—
Grey: Charles Grey.
Ruttledge: Francis.

GOREY.
Fellows :—
Ellis: Ernest Francis L.
Stopford: The Hon. Geo. Frank Wm.
Turner: Frederick Adolphus B.

NEW ROSS.
Fellow :—
Tyndall: Albert Henry.

WEXFORD.
Fellow :—
Nunn: William Bolton.

WICKLOW.

ARKLOW.
Fellow :—
Tailyour: Alexander.

BRAY.
Fellows :—
Hodson: Gilbert Neville.
Knight: Maurice Charles.
Knox: Edward Ernest.

SCOTLAND.

ABERDEENSHIRE.

ABERDEEN.

Fellows:—
Macdonald: Ranald.
Macdonald: Ranald Roderick.
Walker: George James.

Associate:—
Forbes: Alexander.

NEW DEER.

Fellow:—
Brown: George.

AYRSHIRE.

AYR.

Fellows:—
Johnston: James.
Stevenson: Allan.

GIRVAN.

Fellow:—
Murray: Gilbert.

KILMARNOCK.

Fellows:—
Duke: Freke Guy Rashleigh.
Fortune: George Robert.
Tannahill: Robert Dunlop.
Turner: Joseph Harling.

Professional Associates:—
Henderson: Richard.
Mitchell: Lewis.

CAITHNESS-SHIRE.

THURSO.

Fellow:—
Mackay: William.

DUMFRIESSHIRE.

ECCLEFECHAN.

Fellow:—
Lockhart: Peter.

LOCKERBIE.

Fellow:—
Aitken: John Malcolm.

EDINBURGHSHIRE.

EDINBURGH.

Fellows:—
Beattie: William Halden.
Currer: John Fortune.
Davidson: James Inglis.
Lawrence: Peter.
Marwick: Thomas Purves.
Robertson: Walter Wood.
Simpson: George.

Associate:—
Cadell: George.

KIRKNEWTON.

Fellow:—
Glendinning: George Robert.

LIBERTON.

Fellow:—
Mackenzie: Donald Falconer.

FIFESHIRE.

DUNFERMLINE.

Fellow:—
Bell: Andrew Walker.

FORFARSHIRE.

BROUGHTY-FERRY.

Fellow:—
Winning: Douglas Campbell Wills.

DRYBURGH.

Fellow:—
Murray: Joseph.

LETHAM.

Fellow:—
Wallace: William Sydney Smith.

HADDINGTONSHIRE.

LONGNIDDRY.

Fellow:—
Connor: George Harry Adams.

KINCARDINESHIRE.

STONEHAVEN.

Fellow:—
Hart: John.

MARYKIRK.

Fellow:—
Sandford-Thompson: Wm. James.

KIRKCUDBRIGHTSHIRE.

KIRKCUDBRIGHT.

Fellow :—

Sproat: Robert.

LANARKSHIRE.

CARLUKE.

Fellow :—

Barr: James.

GLASGOW.

Fellows :—

Adam: Thomas.
Anderson: Robert.
Barr: James.
Bathgate: Charles S.
Binnie: Thomas.
Binnie: Thomas, Jun.
Blair: Alexander.
Brown: William.
Bryden: Robert A.
Burnet: Frank.
Copland: William Robertson.
Dansken: Alexander Brown.
Dansken: John.
Davidson: James Inglis.
Fraser: Thomas Smellie.
Fraser: William.
Fyfe: John William.
Gilchrist: John.
Hart: Patrick Campbell.
Henry: James.
Hill: Thomas Nelson.
Howatt: William.
Kirkwood: Charles.
Knox: Alexander.
Laing: David Taylor.
Laing: John.
Lammie: George.
MacCallum: Alexander Duncan.
MacDougall: Robert.
McMeeken: James.
Makins: William Alexander.
Munro: Daniel.
Murdoch: Robert.
Murray: John Campbell.
Purdie: Anthony.
Robb: William Johnston.
Scott: Robert.
Sharp: John Grant.
Smellie: George.
Smellie: Thomas Davies.
Taylor: Robert.
Walker: John.
Wilson: James.
Whyte: John.
Yuille: Robert.

LANARKSHIRE—*continued.*

MOTHERWELL.

Fellows :—

Cullen: Alexander.
McCallum: James.

Professional Associate :—

Welsh: Hugh.

WISHAW.

Fellow :—

Logan: James.

ORKNEY ISLES.

KIRKWALL.

Fellow :—

MacLennan: William.

RENFREWSHIRE.

GREENOCK.

Fellow :—

Hamilton: Robert.

PAISLEY.

Fellows :—

Davidson: Charles.
Gillespie: John.

ROXBURGHSHIRE.

JEDBURGH.

Fellow :—

Cunningham: Robert.

STIRLINGSHIRE.

FALKIRK.

Fellows :—

Brown: Charles.
Wallace: Thomas Douglas.

DRYMEN.

Fellows :—

Macpherson: William.
Murray: William Watson.

SUTHERLANDSHIRE.

GOLSPIE.

Fellow :—

McLean: Donald.

WALES.

ANGLESEY.

LLANFAIR, P.G.
Fellow :—
Jones: William Edward.

BRECKNOCKSHIRE.

BRECON.
Fellow :—
Williams: Gerald Garnons.

CRICKHOWELL.
Fellow :—
Coles: Samuel Hood Cowper.

CARMARTHENSHIRE.

LLANWRDA.
Fellow :—
Davies: Cyril Froodvale.
Davies: John Morgan.

LLANELLY.
Fellows :—
Blake: George.
Griffiths: William.
Wilkins: William.

CARNARVONSHIRE.

BANGOR.
Fellow :—
Dew: William Arthur.

CRICCIETH.
Fellow :—
Jones: Walter Butler Clough.

PORTMADOC.
Fellow :—
Roberts: Thomas.

DENBIGHSHIRE.

ABERGELE.
Fellow :—
MacNicoll: Douglas Henry.

COLWYN BAY.
Fellow :—
Porter: John Merry.
Professional Associate :—
Pineger: James Reginald.

DENBIGHSHIRE—*continued.*

DENBIGH.
Fellow :—
Clough: Richard Charles Butler.

LLANRWST.
Fellow :—
McIntyre: Peter.

FLINTSHIRE.

HAWARDEN.
Fellow :—
Swetenham: Henry.

MOSTYN.
Fellow :—
Pickering: William Cloves.

GLAMORGANSHIRE.

BRITON FERRY.
Professional Associate :—
Lyons: Edward Colvill.

CANTON.
Professional Associate :—
Turner: Herbert.

CARDIFF.
Fellows :—
Blosse: Edward F. Lynch.
Brown: Thomas Forster.
Corbett: Edwin Wortley Montagu.
David: Edmund Ussher.
Harpur: William.
Hern: Samuel.
Phillips: William.
Rees: Ithel Treherne.
Rigg: Charles.
Rooney: Samuel.
Thomas: George.
Waring: Charles Edward.
Professional Associates :—
David: George Willoughby.
Rickards: Robert Hillier Traherne Anson.
Seel: Robert Harold.
Thomas: Illtyd.
Thomas: William James Edgar.

GLAMORGANSHIRE—*continued.*

COWBRIDGE.

Professional Associate:—

Homfray: Herbert Richards.

LLANDAFF.

Professional Associate:—

Jones: David Pugh.

MOUNTAIN ASH.

Professional Associate:—

Williams: Daniel Smith.

PONTYPRIDD.

Fellow:—

Evans: Arthur Owen.

PORT TALBOT.

Professional Associates:—

Cooke: Frederick Roper.
Osbourn: Edward.

ST. FAGANS.

Fellow:—

Forrest: Robert.

Professional Associate:—

Forrest: William.

SWANSEA.

Fellows:—

Leeder: Ernest Holtham.
Price: Francis Holborrow Glynn.
Rees: William John.

MERIONETHSHIRE.

BALA.

Fellow:—

Williams: John.

TOWYN.

Fellow:—

Gillart: David.

MONTGOMERYSHIRE.

KERRY.

Fellow:—

Poundley: John Edward.

LLANIDLOES.

Fellows:—

Grant: James.
Powell: Evan.

Professional Associate:—

Kerr: John Murray.

NEWTOWN.

Fellow:—

Owen: William Scott.

WELCHPOOL.

Fellow:—

Addie: William Forrester.

PEMBROKESHIRE.

ANGLE.

Fellow:—

Barker: Geoffry Lionel.

HAVERFORDWEST.

Fellows:—

Owen: Thomas Henry Rule.
Owen: Thomas Rule.

RADNORSHIRE.

GLASBURY.

Professional Associate:—

Gunter: James.

RHAYADER.

Fellow:—

Williams: Stephen William.

FOREIGN PARTS.

AUSTRALIA.

QUEENSLAND.

Fellow :—

Hood: Hon. Victor Albert Nelson.

BAHAMAS.

Colonial Fellow :—

Miller: William.

BARBADOES.

Colonial Fellow:—

Bowen: Ernest Francis Sinderby.

BLOEMFONTEIN.

Professional Associate:—

Stucké: William Henry.

BRITISH HONDURAS.

Colonial Fellow :—

Usher: Charles Richard.

BURMA.

Colonial Fellows :—

Clancey: John Charles.
Nisbet: John.

CAIRO.

Professional Associate:—

Monson: Henry John.

CAPE COLONY.

Professional Associate :—

Leane: Walter Burdett.

CAPE TOWN.

Fellow :—

Elton: Herbert Averill.

CEYLON.

Professional Associate :—

Nicholls: Edward Alfred.

CHINA.

HONG KONG.

Fellows :—

Chapman: George James.
Hancock: William St. John Hü.
Knight: Henry St. John.

DEMERARA

Colonial Fellow :—

Anderson: Chas. Wilgress.

DOMINICA.

Fellow :—

Hodge: Leonard Percival.

Professional Associate :—

Skeat: Arthur Percival.

GIBRALTAR

Fellow :—

Cardona: Joseph, Jun.

JAMAICA.

Professional Associate :—

Hollis: Herbert.

Colonial Fellows :—

Liddell: Walter Colin.
McGahan: Amos Harvey.

JOHANNESBURG.

Fellow :—

Farrar: Sidney Howard.

Professional Associates :—

Irvine: Archibald Wyndham.
Key: Astley Cooper.
Stucké: William Henry.

MADRAS.

Colonial Fellow :—

Aiyar: Anathandapuram Vaithcanatha Ramachandra.

MALTA.

Fellow :—

Raves: Bertram Adams.

MAURITIUS.

Colonial Fellow :—

Baty: Sebert Conrad Elton.

NEW ZEALAND.

AUCKLAND.

Professional Associate:—

Whalley: Frederick Herbert.

ST. LUCIA.

Colonial Fellow :—

Cooper: John Ashley.

STRAITS SETTLEMENT.

Fellows :—

Lermit: Alfred William.
Sayer: George William.
Taylor: Edgar Charles.